



16 Oak Avenue, Radcliffe on Trent,
Nottingham, NG12 2AP

Guide Price £47,500

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Offered for sale with the advantage of no upward chain, this competitively priced park home occupies a peaceful position within this popular riverside development and presents an excellent opportunity for buyers looking to update and modernise a property to their own taste and specification.

The accommodation requires a general programme of updating and comprises an entrance hall, fitted kitchen, pleasant lounge, a compact double bedroom, second bedroom/box room and shower room.

Outside, the property benefits from gardens extending to all four sides, incorporating paved seating areas and useful storage, with potential for off-road parking to the front of the plot.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With central heating radiator and doors to rooms.

KITCHEN

Fitted with a range of cottage-style base and wall cabinets with rolled-edge worktops, tiled splashbacks and an inset single drainer sink with mixer tap. Integrated appliances include a built-in oven with four-ring gas hob and chimney-style extractor hood above. There is space for further appliances, including plumbing for a washing machine. Two uPVC double glazed windows provide natural light from both side elevations. There is also a central heating radiator and a useful storage cupboard housing the Vaillant combination boiler.



LOUNGE

A pleasant dual-aspect reception room with uPVC double glazed windows to both the front and side aspects, together with a further uPVC double glazed external door and central heating radiator.



BEDROOM ONE

A small double bedroom with a uPVC double glazed window to the rear aspect, central heating radiator and a range of fitted bedroom furniture including wardrobes and drawers.



BEDROOM TWO / BOX ROOM

Having a uPVC double glazed window to the side aspect, central heating radiator and fitted wardrobe.



SHOWER ROOM

Fitted in white with a pedestal wash basin with hot and cold taps, dual-flush toilet and a shower enclosure with glazed door and mains-fed shower. There is also a central heating radiator and ceiling-mounted extractor fan.



OUTSIDE

Gardens extend to the front, sides and rear of the property and incorporate paved pathways and patio areas, together with a useful garden shed providing storage. There is also potential for parking to the front of the plot.

SITE DETAILS

The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees are currently £180.78 per month, payable to Wyldecrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas is supplied direct by Calor (charged). Water and drainage billed through Wyldecrest, currently at £50.65 per month.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is registered as council tax band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

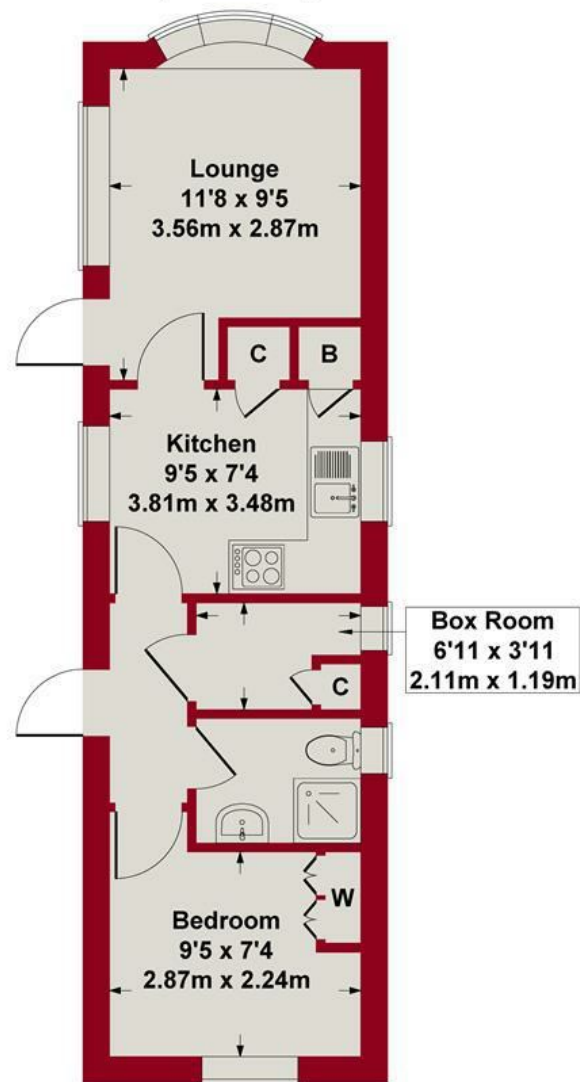
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
351 sq ft - 33 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Village Sign



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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