



12 Woodside Avenue
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RADCLIFFE-ON-TRENT

12 WOODSIDE AVENUE

Radcliffe-On-Trent, Nottingham, NG12 2HL

A charming brick-built terraced home offering deceptively spacious accommodation arranged over two floors, perfectly suited to first-time buyers, investors or those seeking a property with scope to personalise over time.

The property boasts two generously proportioned double bedrooms together with well-balanced living accommodation, including a welcoming sitting room and an excellent dining kitchen forming the heart of the home. Whilst certain areas would now benefit from a degree of updating, the house offers an excellent opportunity for purchasers to enhance and personalise to their own taste over time.

Externally, the property enjoys a low-maintenance rear garden with ample patio space ideal for outdoor dining and entertaining. Conveniently positioned, the property is also within a short walk of a regular bus service providing easy access to Bingham, West Bridgford and Nottingham City Centre.





The front entrance door opens into an entrance hall with staircase rising to the first-floor landing and internal doors leading through to the principal reception accommodation.

The sitting room is a lovely, well-proportioned reception space positioned to the front elevation, featuring a slight bay window allowing for excellent natural light. A wooden fireplace surround with slate hearth creates an attractive focal point and offers the perfect setting for an electric log-effect stove or fire. Fitted shelving is positioned to one side of the chimney breast, providing useful storage and display space.



To the rear of the property lies the dining kitchen, a particularly practical and sociable room fitted with a comprehensive range of wood-effect wall and base cabinetry complemented by laminate work surfaces and tiled splashbacks. A one-and-a-half bowl stainless steel sink with mixer tap is positioned beneath the rear-facing window overlooking the garden. Integrated cooking appliances include a single oven with four-ring gas hob and extractor hood above, whilst there is further space and plumbing for an under-counter washing machine together with space for a freestanding fridge freezer. A generous walk-in understairs cupboard provides excellent storage. The room comfortably accommodates a dining table, with a natural division between the kitchen and dining areas created through the change in flooring from tiled kitchen space to carpeted dining area. A rear door gives direct access onto the garden.





The staircase rises to the first-floor landing providing access to two generously sized double bedrooms and the family bathroom. A large airing cupboard provides useful storage.

Both bedrooms are excellent double rooms and each benefits from fitted wardrobes, providing practical built-in storage.

The bathroom is fitted with a sage-coloured suite comprising a panelled bath with shower over and curtain rail, wash hand basin and low-level WC.





gardens

To the rear of the property is a generously proportioned patio garden designed with ease of maintenance in mind. The space is enclosed by fenced side boundaries and a rear wall, creating a pleasant degree of privacy. A useful garden shed is positioned within the rear corner, whilst the patio itself provides ample space for outdoor seating, dining and entertaining during the warmer months.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.



fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas heating system. None of the services or appliances have been tested by the agent.

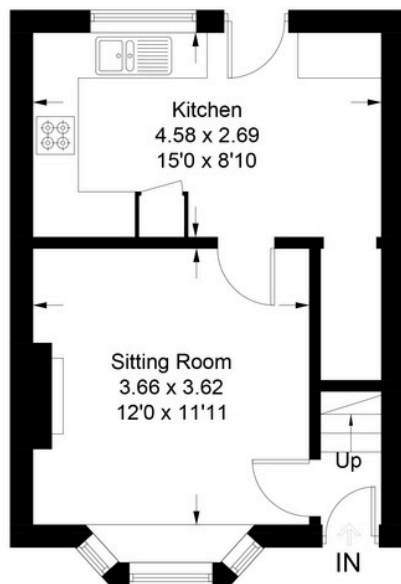
Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Tenure: Freehold
Possession: Vacant possession upon completion.

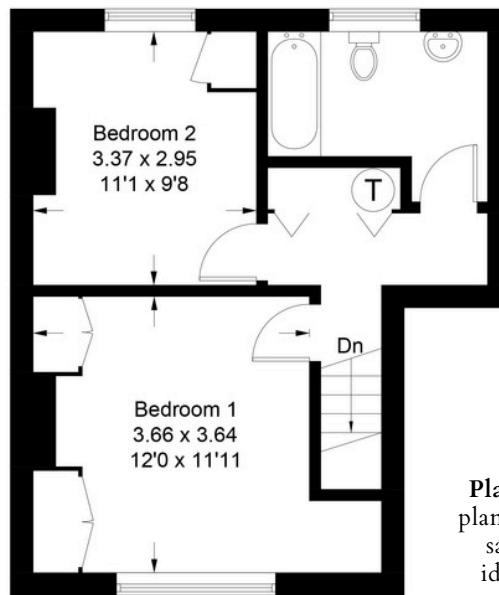
EPC rating: 39 | E
EPC potential: 85 | B

finer details

Approximate Gross Internal Area: 67.7 sq m / 729 sq ft



Ground Floor



First Floor

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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