14 Cliff Road, Radcliffe on Trent, Nottingham, NG12 2AS

£155,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern Park Home
- Impressive L-Shaped Lounge & Dining Area
- Range Of Integrated Appliances
- Fitted Wardrobes To Both Bedrooms
- Driveway Parking & Raised Seating Terraces
- Immaculately Presented
- Modern Open-Plan Breakfast Kitchen
- Two Good Double Bedrooms
- En-Suite Shower Room & Separate Bathroom
- No Upward Chain

A superb opportunity to purchase this immaculately appointed modern park home, offering a generous level of beautifully presented accommodation extending to approximately 670 sq ft and brought to the market with the advantage of no upward chain.

A particular feature of the property is the impressive L-shaped open-plan lounge and dining area, with French doors opening directly onto a raised terrace and creating a bright and sociable living space. This flows seamlessly into the modern breakfast kitchen, which is fitted with an attractive range of units and comes complete with a comprehensive selection of integrated appliances.

There are two double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom having its own well-appointed en-suite shower room, whilst bedroom two is served by a separate modern bathroom.

Outside, the property occupies an attractive position on the edge of the development, with driveway parking to the side and raised seating terraces to both the front and rear, providing pleasant spaces for outdoor seating and entertaining.

Immaculately presented throughout and offering an excellent combination of space, style and low-maintenance living, viewing is highly recommended to fully appreciate this superb modern park home and its peaceful setting within this popular riverside development.

ENTRANCE HALL

A UPVC double glazed entrance door leads into the entrance hall, with laminate flooring, central heating radiator and a useful recessed area providing space for coat hooks and shoe storage. The hall is open plan into the living, dining and kitchen area.

OPEN PLAN LIVING, DINING KITCHEN

A fantastic open plan living space, cleverly arranged into three distinct areas and enjoying plenty of natural light from UPVC double glazed windows and French doors opening onto the decked seating area to the side. The lounge and dining area has laminate flooring throughout and two central heating radiators, flowing seamlessly into the kitchen.

KITCHEN

A modern fitted kitchen comprising a range of base and wall cabinets with cupboards and drawers, rolled-edge worktops with matching upstands and an inset stainless steel single drainer sink with mixer tap. Integrated appliances include a high-level Bosch oven, four-ring gas hob with chimney-style extractor hood over, dishwasher and fridge freezer. There is also a breakfast bar seating area, kick-space heater, ceiling spotlights, UPVC double glazed window and door to the rear aspect and a useful cupboard housing the Potterton central heating boiler.

INNER HALLWAY

Providing access to the bedrooms and bathroom.

BEDROOM ONE

A good-sized double bedroom with central heating radiator and two UPVC double glazed windows to the front aspect. A dressing area has two fitted double wardrobes with hanging rails and shelving, with a door leading into the ensuite shower room.

EN-SUITE SHOWER ROOM

Superbly fitted with a modern three-piece suite comprising a pedestal wash basin with mixer tap, close-coupled WC and quadrant-style shower enclosure with glazed folding doors, mains-fed shower and tiled splashback. There is a UPVC double glazed window to the rear aspect, extractor fan and central heating radiator.

BEDROOM TWO

A further double bedroom with central heating radiator, UPVC double glazed window and built-in double wardrobe with hanging rail and shelving.

BATHROOM

Fitted with a modern three-piece suite comprising a pedestal wash basin with mixer tap, panel-sided bath with mixer tap and close-coupled WC. There are tiled splashbacks with chrome trim, a central heating radiator, extractor fan and UPVC double glazed obscured window to the side aspect.

GARDENS & PARKING

Driveway parking is provided to the side of the plot, whilst the low-maintenance outside space includes paved terraces to the front and a larger seating terrace to the side, enclosed by attractive glass balustrades and providing an ideal space for outdoor seating and entertaining.

To the rear is a paved and gravelled utility area providing convenient storage space for bins and Calor gas bottles.

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/

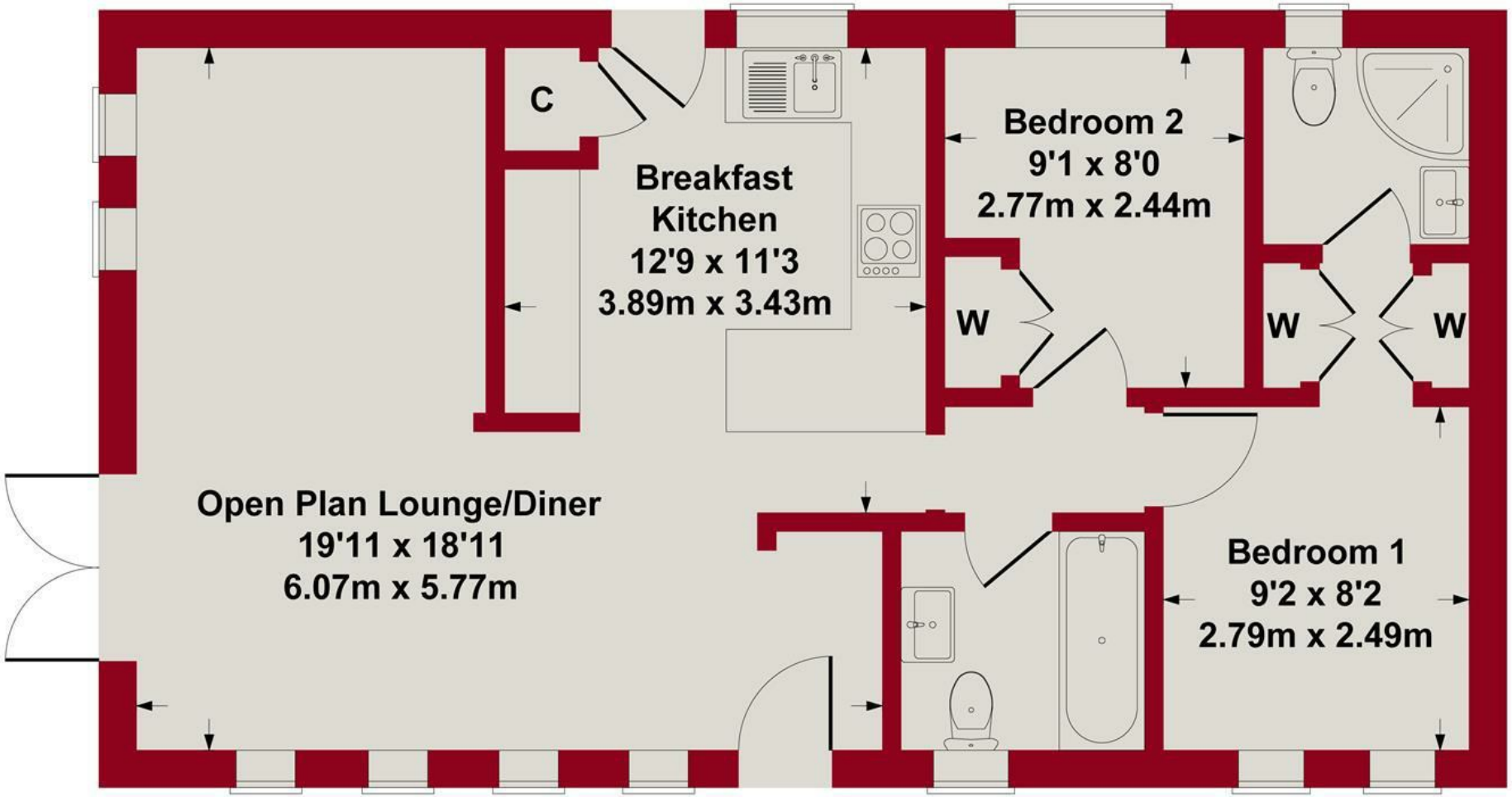
Planning applications:-
https://www.gov.uk/search-register-planning-decisions

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 including water and drainage, are currently £306 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 (if applicable) is supplied direct by Calor and is at the individual owners cost.

We understand that, when a park home is sold and the agreement is assigned, the seller must pay the park operator 10% of the sale price. The current owners will pay this charge on the present sale, so it is not a cost for the buyers in this transaction. We include the information so that buyers are aware the charge would apply if they sell the park home in future.

Approximate Gross Internal Area
667 sq ft - 62 sq m



GROUND FLOOR

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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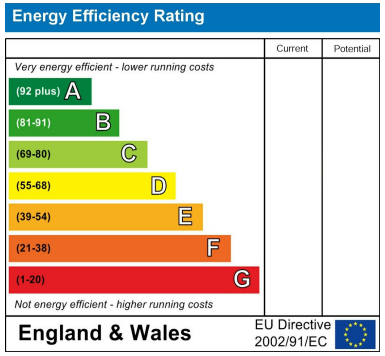

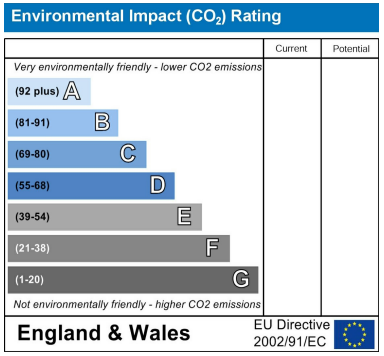

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may 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

RICS

The Property Ombudsman

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