



**15 Victoria Street, Radcliffe on Trent,  
Nottingham, NG12 2FP**

**Guide Price £270,000  
Tel: 0115 9336666**

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

- A Superbly Appointed End-Terraced Period Home
- Tastefully Presented Accommodation
- Separate Dining Room
- Superbly Appointed Ground Floor Wet Room
- En-Suite Bathroom
- Offered With No Upward Chain
- Attractive Lounge
- Kitchen with Useful Utility Space
- 2 Double Bedrooms
- Manageable Front & Rear Gardens

A fantastic opportunity to purchase this superbly appointed end-terraced period home, offered for sale with the advantage of no upward chain. The property provides tastefully presented accommodation, benefitting from excellent internal decoration throughout, lofty ceilings, and uPVC double glazing.

The deceptively spacious accommodation extends to approximately 900 sq ft and briefly comprises: an entrance hall with useful understairs storage, a beautiful lounge featuring an attractive period fireplace, and a separate dining room which leads through to the kitchen, with a useful utility area beyond. There is also a well-appointed ground-floor wet room.

To the first floor, there are two double bedrooms, one of which benefits from an en-suite bathroom.

Occupying a popular and convenient location close to the village centre, the property forms part of a charming terrace of period homes. Externally, there is a small, low-maintenance front garden and timber-gated side access leading to a lovely, fully enclosed rear garden, which is mainly laid to lawn.

#### ACCOMMODATION

A composite entrance door at the side of the property with chrome door furniture leads into the entrance hall.

#### ENTRANCE HALL

With decorative patterned tiled flooring, doors to the reception rooms and a bi-fold door into a useful understairs storage cupboard with light and housing the consumer unit.

#### LOUNGE

A well proportioned reception room at the front of the property with coved ceiling and rose, a central heating radiator, a uPVC double glazed window to the front aspect, a built-in cupboard housing the electricity meter plus an attractive period cast iron and slate fireplace with decorative tiled slips.

#### DINING ROOM

With coved ceiling and dado rail, a central heating radiator, a uPVC double glazed window to the rear elevation and an original built-in cupboard to the alcove with shelving.

#### KITCHEN

Fitted with a range of Shaker style base and wall cabinets with cupboards and drawers, timber effect rolled edge worktops and tiled splashbacks plus an inset stainless steel single drainer sink with mixer tap. There is space for appliances including a gas cooker point and plumbing for a dishwasher. Tiled flooring, two uPVC double glazed windows to the side aspect plus a stable door leading to the outside.

#### UTILITY SPACE

With tiled flooring and space for appliances including plumbing for a washing machine.

#### GROUND FLOOR WET ROOM

A well appointed wet room including a dual flush toilet and a pedestal wash basin with hot and cold taps. There is a shower area with fixed glazed screen and mains fed rainfall shower with additional sprayhose. Fully tiled walls and flooring, a chrome towel radiator, spotlights to the ceiling, extractor fan, electric shaver point and uPVC double glazed windows to the side and rear elevations.

#### FIRST FLOOR LANDING

Having a secondary glazed window to the side aspect.

#### BEDROOM ONE

A good sized double bedroom with a central heating radiator, coved ceiling, a useful built-in storage cupboard over the stairs with access hatch to the roof space. There is a decorative period cast iron fireplace with tiled flooring, a uPVC double glazed window to the rear aspect, an airing cupboard housing the Main combination boiler and a door into the en-suite bathroom.

#### EN-SUITE BATHROOM

A three piece bathroom fitted in white with a dual flush toilet and a pedestal wash basin with hot and cold taps. There is a bath with hot and cold taps and Mira electric shower over plus glazed shower screen. Chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

#### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the front elevation, coved ceiling and a decorative period cast iron fireplace.

#### GARDENS

The property occupies a manageable plot including a walled frontage with a timber gate giving access to the paved pathway leading to the main entrance door and then via a timber gate to the fully enclosed rear garden, which enjoys a paved patio seating area and shaped lawn. A timber garden shed is also provided. As an end plot, it enjoys the additional benefit of an attractive enclosed rear garden, with no neighbouring rights of way, offering a greater degree of privacy than many similar properties.

## 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 B.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

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/>

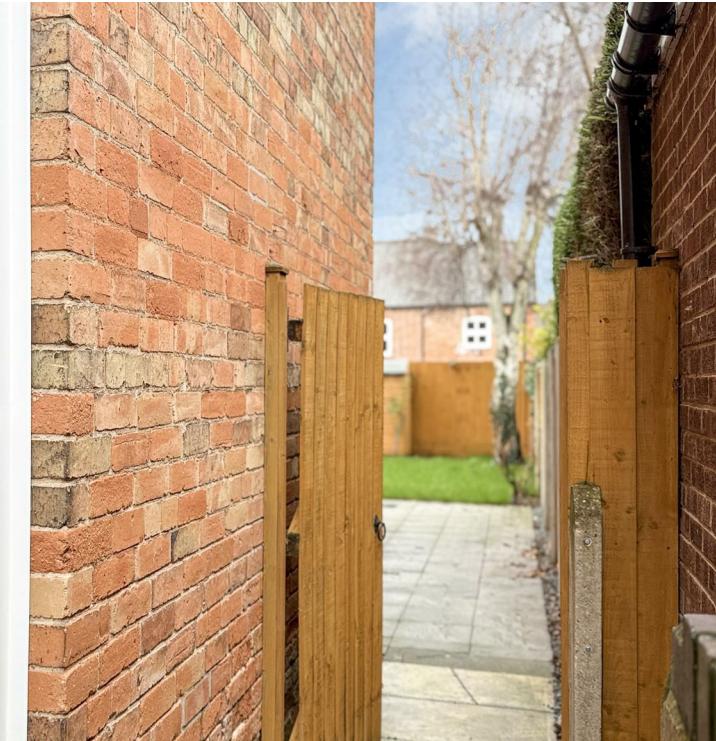
Planning applications:-

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

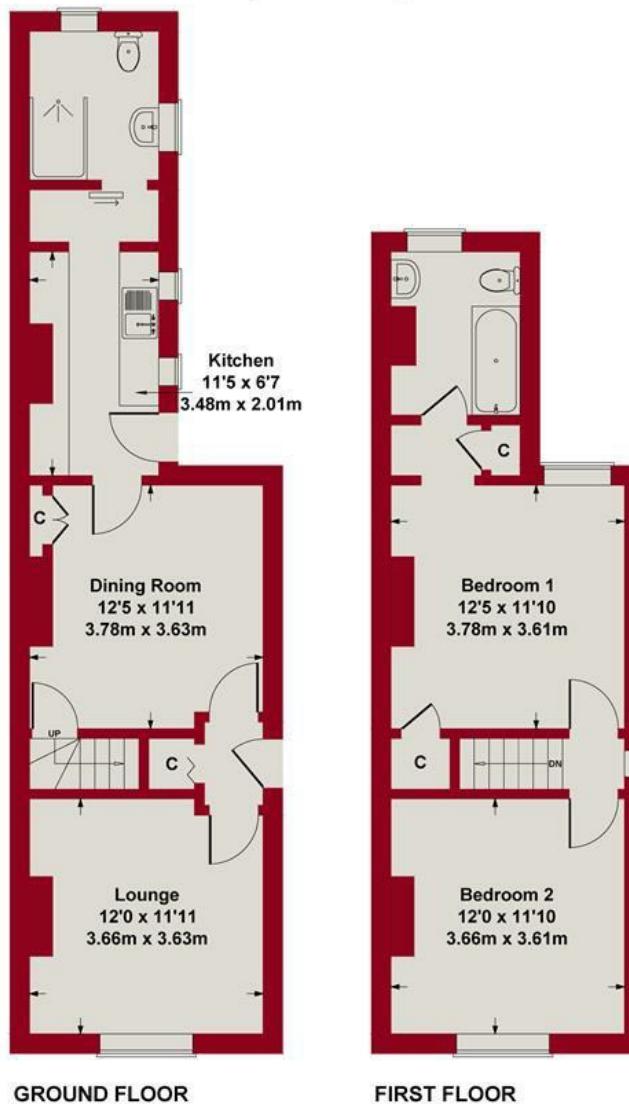






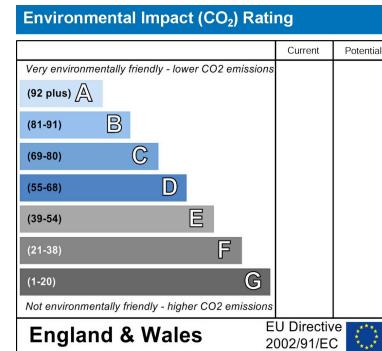
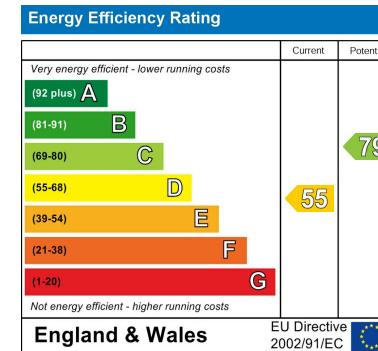


Approximate Gross Internal Area  
898 sq ft - 83 sq m



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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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

