



15 Queens Road, Radcliffe on Trent,
Nottingham, NG12 1DL

£210,000
Tel: 0115 9336666

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

- No Upward Chain
- Excellent Scope for Modernisation
- Garden Room Extension
- Useful Utility/Lobby Area
- Driveway Parking for Two Vehicles
- Affordable Mid-Terrace Home
- Spacious Lounge
- Fitted Dining Kitchen
- Three Well-Proportioned Bedrooms
- Enclosed Rear Garden with Lawn

Offered for sale with the advantage of no upward chain, this spacious mid-terrace property presents an excellent and affordable opportunity for purchasers seeking a home with scope to update and personalise to their own tastes and requirements.

The accommodation briefly comprises a generous lounge with access to a useful garden room extension, providing additional living space overlooking the rear garden. There is also a fitted dining kitchen and a practical lobby/utility area.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from driveway parking to the front for two vehicles. To the rear is an enclosed garden, predominantly laid to lawn, offering an excellent outdoor space for families.

Viewing is recommended to appreciate the potential, space, and value for money this property has to offer.

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

Having a central heating radiator and stairs rising to the first floor.

LOUNGE

A well-proportioned reception room with laminate flooring, a UPVC double-glazed window to the front aspect, a central heating radiator, and UPVC double-glazed French doors leading into the garden room.

GARDEN ROOM

A useful extension to the rear of the property featuring a central heating radiator, laminate flooring, UPVC double-glazed windows, and UPVC double-glazed French doors opening onto the rear garden.

KITCHEN

Fitted with a range of shaker-style base and wall units with rolled-edge worktops, tiled splashbacks, and an inset stainless steel sink with mixer tap. There is space for appliances, including plumbing for a washing machine and an electric cooker point. The kitchen also benefits from a UPVC double-glazed window overlooking the rear garden, a central heating radiator, thermostat, and a door leading to the side lobby.

SIDE LOBBY

Providing excellent storage and additional utility space, with a UPVC double-glazed window to the front aspect and UPVC double-glazed doors to both the front and rear elevations. The lobby also houses the gas meter and consumer unit.

FIRST FLOOR LANDING

With access hatch to the loft space, central heating radiator, UPVC double-glazed window, a built-in storage cupboard with shelving and lighting, and a further cupboard housing the gas combination boiler.

BEDROOM ONE

A double bedroom with a central heating radiator and UPVC double-glazed window to the front aspect.

BEDROOM TWO

A double bedroom with a central heating radiator and UPVC double-glazed window to the front aspect.

BEDROOM THREE

A single bedroom with a central heating radiator and UPVC double-glazed window to the rear aspect.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with mixer tap, shower attachment and glazed shower screen, a low-level WC, and a pedestal wash hand basin with mixer tap. The room benefits from tiled and acrylic-panelled splashbacks, a chrome heated towel rail, extractor fan, and a UPVC double-glazed obscured window.

DRIVEWAY PARKING

The front of the property has been hard landscaped to provide off-road parking for two vehicles.

REAR GARDEN

There is an enclosed rear garden with timber panel fencing, mainly laid to lawn, and incorporating a patio seating area.

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 D.

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#)
<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/>

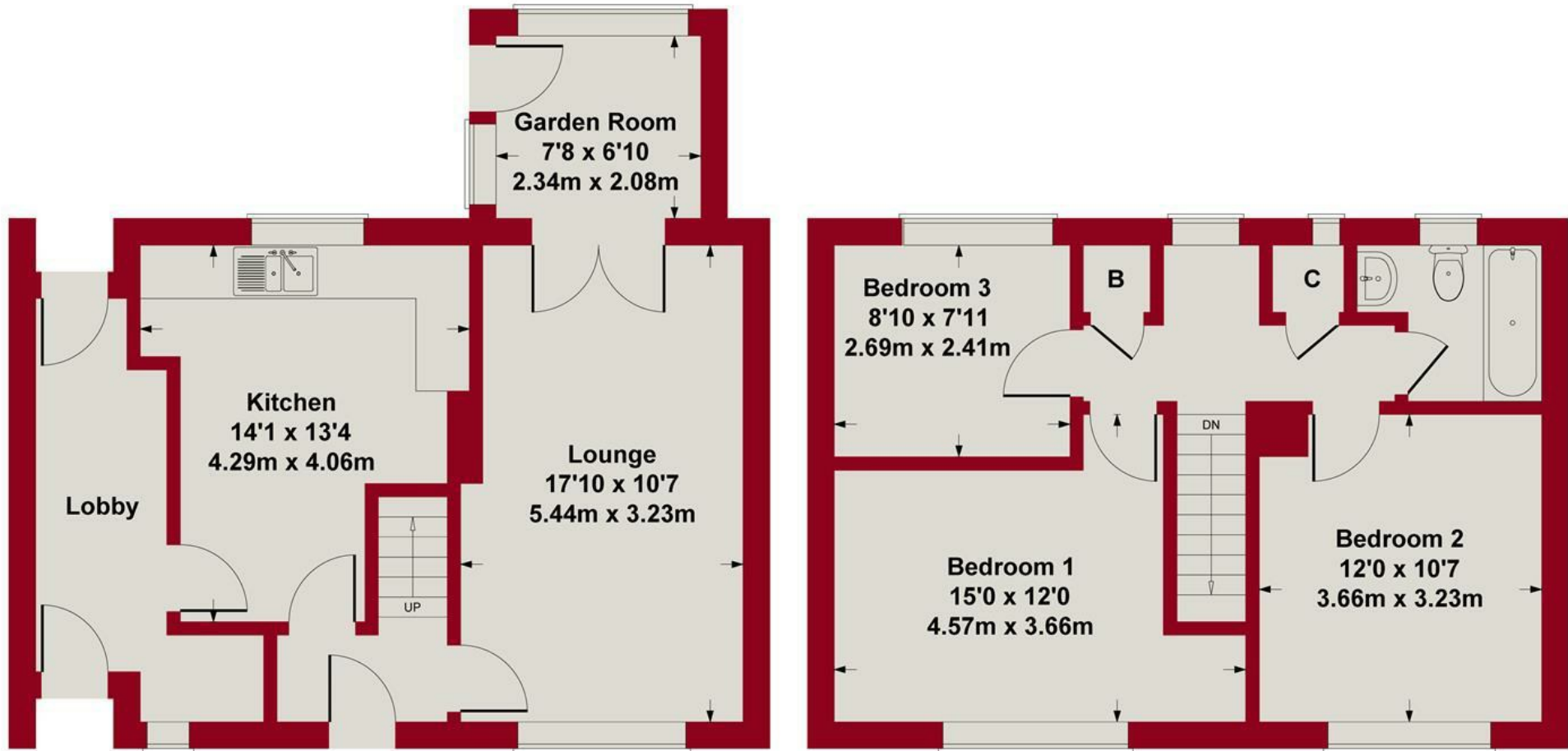
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>







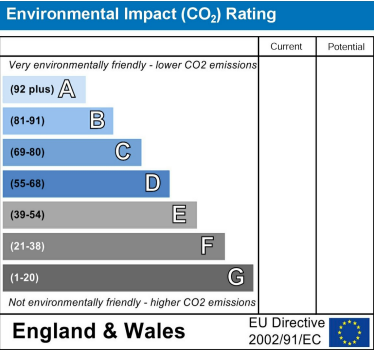
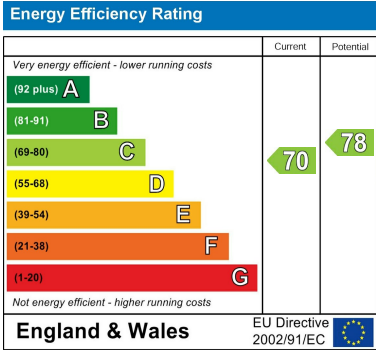
Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR

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



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