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

£130,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A superb opportunity to purchase this spacious detached park home, occupying a peaceful riverside setting within this popular and well-established development. One of the larger homes available on the site, the property offers generously proportioned and well-planned accommodation, comprising a welcoming entrance hall with useful storage, a fitted kitchen, and a spacious L-shaped lounge/dining room providing an excellent living and entertaining space. There are three well-proportioned bedrooms, complemented by a shower room.

The property occupies a central position within its plot, enjoying attractive, well-maintained gardens to all sides. Situated in a delightful riverside location, this is an excellent opportunity for those seeking peaceful, low-maintenance living, and viewing is highly recommended.

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

ENTRANCE HALL
With a central heating radiator, laminate flooring and a built-in cupboard with coat hooks.

KITCHEN
Fitted with base and wall cabinets and a ceramic 1.5 bowl sink with swan neck mixer tap plus built-in oven and four ring electric hob. There is a built-in cupboard housing the floor standing Worcester central heating boiler. A uPVC double glazed window plus part glazed door to the side porch.

SIDE PORCH
With laminate flooring, central heating radiator and a uPVC double glazed door to the outside.

LOUNGE DINER
A spacious L shaped lounge diner with uPVC double glazed bow windows to two of the aspects, two central heating radiators and laminate flooring.

BEDROOM ONE
A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and built-in wardrobe alcoves with hanging rails and shelving.

BEDROOM TWO
A double bedroom with a central heating radiator, a uPVC double glazed window and a built-in wardrobe with hanging rail and shelving.

BEDROOM THREE
With laminate flooring, central heating radiator, a uPVC double glazed window and a built-in wardrobe alcove with shelf.

SHOWER ROOM
Fitted in white with a dual flush toilet, a pedestal wash basin with mixer tap and a walk-in shower enclosure with fixed glazed screen and mains fed shower. There is mermaid acrylic style panelling for splashbacks plus a chrome towel radiator and a uPVC double glazed obscured window.

GARDENS
The property enjoys wrap-around gardens including a lawned frontage and a decked terrace across the front of the plot providing a pleasant seating area overlooking the front garden wrapping around to the side where there is further mature planting and a decked seating area. To the very rear of the plot an oil tank for the central heating is situated and there is a further patio seating area with shed included.

SITE DETAILS
The purchase price is for the park home itself, together with the benefit of the existing plot agreement, which is available for assignment subject to the purchaser completing the necessary documentation and complying with the current site rules.

The current site fees are £239.33 per calendar month, payable to Wyldecrest and reviewed annually. These charges include water, drainage and the maintenance of the communal areas by the site owner.

Electricity is individually metered and billed according to usage. Gas is supplied via bottled LPG, which can be arranged directly with Calor at the homeowner's own expense.

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

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.

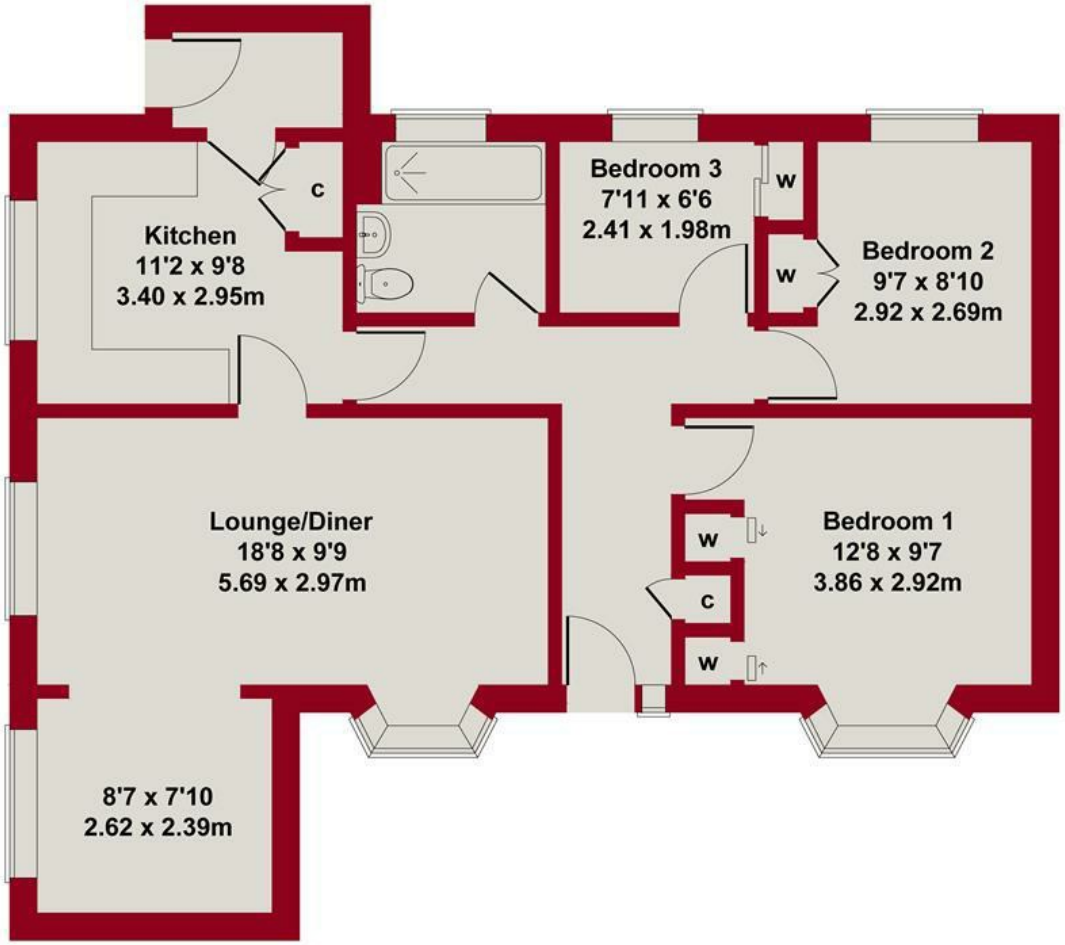
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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
828 sq ft - 76.96 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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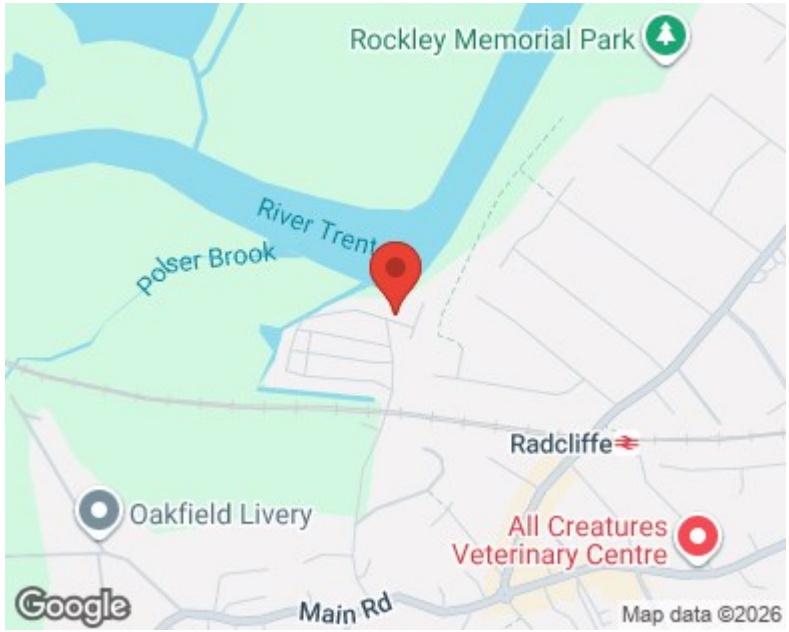

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may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

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RICS

The Property Ombudsman

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