



**41 Grantham Road, Radcliffe on Trent,
Nottingham, NG12 2HE**

Guide Price £175,000

Tel: 0115 9336666

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

- Traditional Style Semi Detached Home
- Refurbishment Opportunity
- Lounge
- Ground Floor Bathroom
- Large Rear Garden
- No Chain
- Lots of Potential
- Kitchen
- Three Bedrooms
- Backing onto Playing Fields

A fantastic opportunity for purchasers looking to modernise and personalise a property to their own taste and specification. Offered to the market with the added benefit of no onward chain, this traditional semi-detached home provides excellent potential for refurbishment, reconfiguration, or extension, subject to the necessary planning permissions and consents.

The accommodation briefly comprises an entrance hall, a spacious lounge, a kitchen to the rear, and a ground-floor bathroom. To the first floor are three well-proportioned bedrooms.

Externally, the property occupies a mature plot and enjoys a generous rear garden backing onto playing fields, offering an attractive open outlook and a good degree of privacy. This property presents an exciting opportunity to create a wonderful family home in a desirable setting, and early viewing is highly recommended.

ENTRANCE HALL

Having a radiator, stairs to first floor and door to lounge.

LOUNGE

With radiator, aluminium-framed front window and Adam-style fireplace with floor-standing gas fire.

KITCHEN

With base units, rolled-edge worktops, stainless steel sink with mixer tap, two UPVC rear windows, radiator and walk-in pantry with shelving, light and electricity consumer unit.

SIDE HALLWAY

With UPVC door to outside and doors to WC and bathroom.

GROUND FLOOR W/C

With low-level toilet, radiator, Glow-worm boiler and obscured UPVC rear window.

GROUND FLOOR BATHROOM

With pedestal wash basin, cast-iron bath, Mira shower, splashback tiling, radiator, aluminium-framed rear window and airing cupboard with foam-insulated hot water cylinder.

FIRST FLOOR LANDING

With aluminium-framed side window, loft hatch, and access to three bedrooms.

BEDROOM ONE

A double bedroom with a radiator, aluminium-framed front window and built-in double wardrobe.

BEDROOM TWO

With radiator and aluminium-framed rear window.

BEDROOM THREE

With radiator and aluminium-framed rear window.

OUTSIDE

The property sits on an attractive mature plot with lawned frontage, side paved pathway and generous rear garden with brick store, lawns, established beds and borders, backing onto open fields.

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

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.

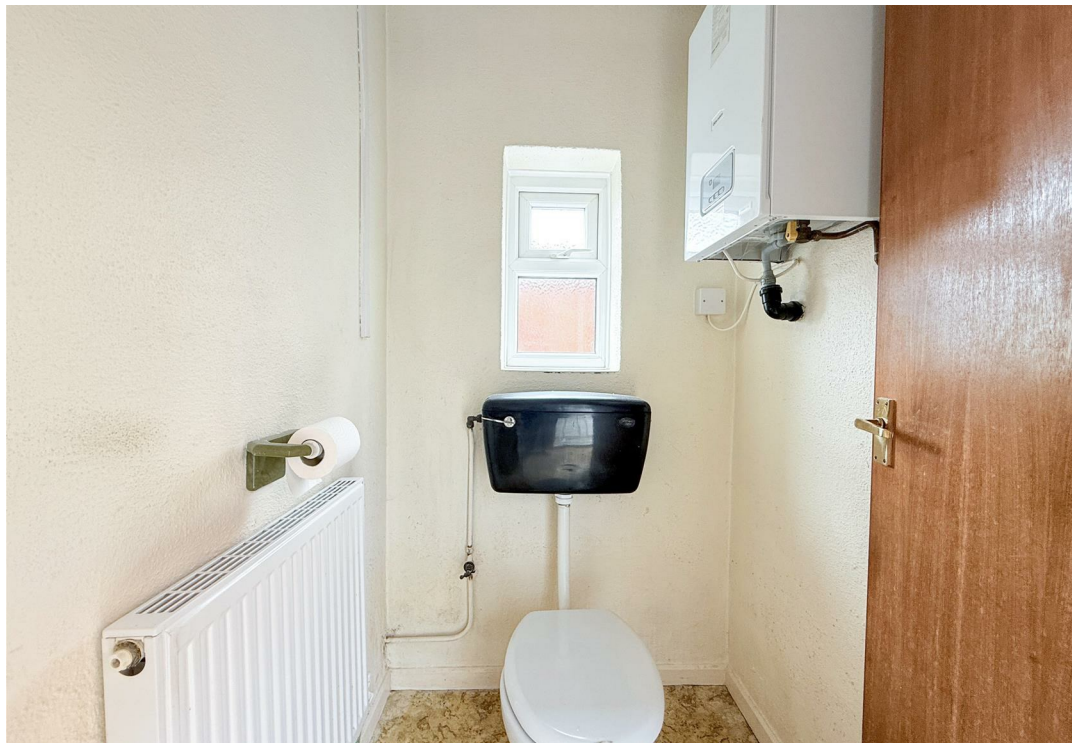
Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

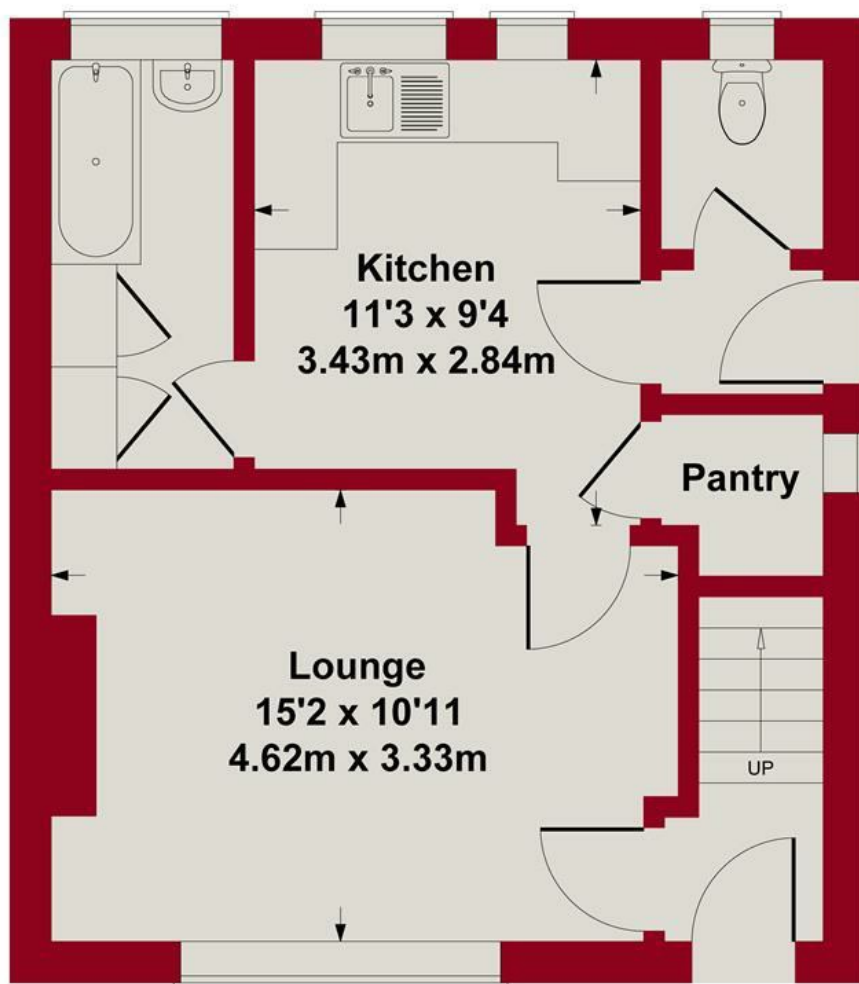
School Ofsted reports:- <https://reports.ofsted.gov.uk/>

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

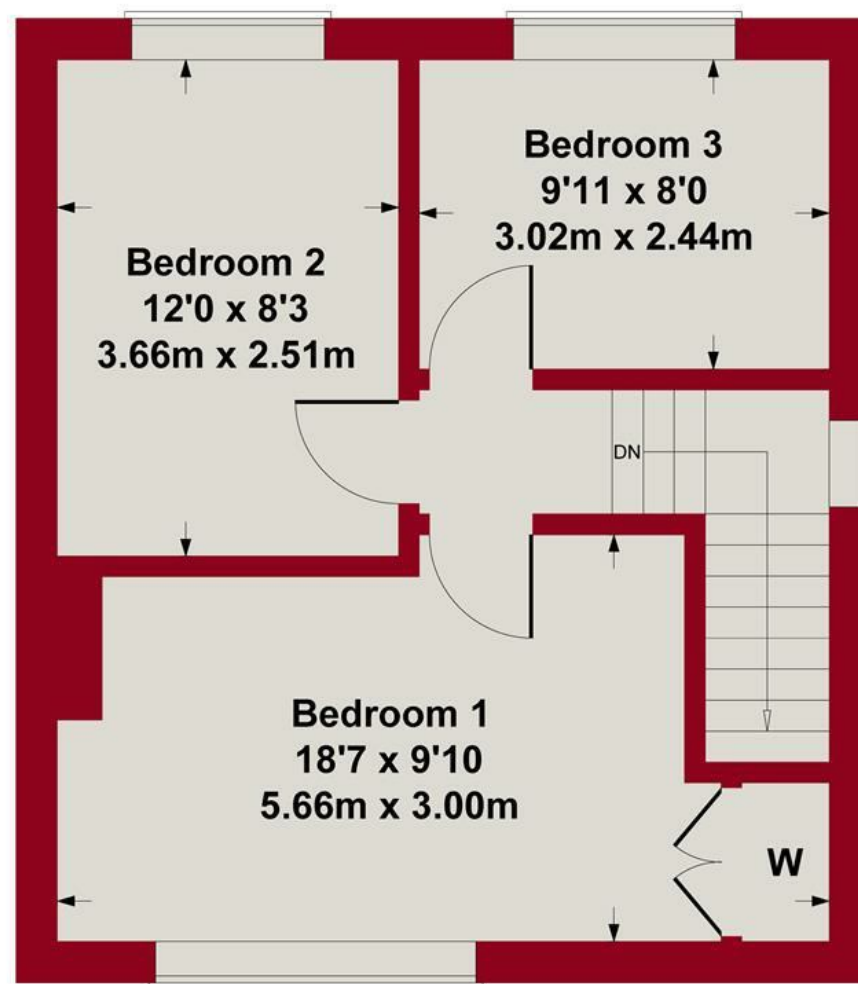




Approximate Gross Internal Area
796 sq ft - 74 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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



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