



2 Maquin Close

Radcliffe on Trent | NG12 1EZ | 60% Shared ownership £141,000

ROYSTON  
& LUND



- SHARED OWNERSHIP AT 60%
- Ample Off Street Parking
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- Two Double Bedrooms
- Integrated Kitchen Appliances
- Low Maintenance Rear Garden
- Excellent Transport Links
- Council Tax Band - B







\*\*\*\*PLEASE NOTE: THIS IS CURRENTLY A 60% SHARED OWNERSHIP PROPERTY- PURCHASING THE FREEHOLD AT 100% WHICH IS £235,000 IS POSSIBLE\*\*\*\*

Current rent and service charge:

Monthly Rent: £223.47

Monthly Service charge: £55.82

Royston and Lund are delighted to bring to the market this two bedroom mid terrace home in Radcliffe On Trent.

Located down a cul de sac with ample off street parking, not to mention being a short drive from the amenities that Radcliffe On Trent has to offer from pubs, restaurants and local shops and excellent transport links via the A46 and A52. This property would be a great fit for first time buyers or a growing family.

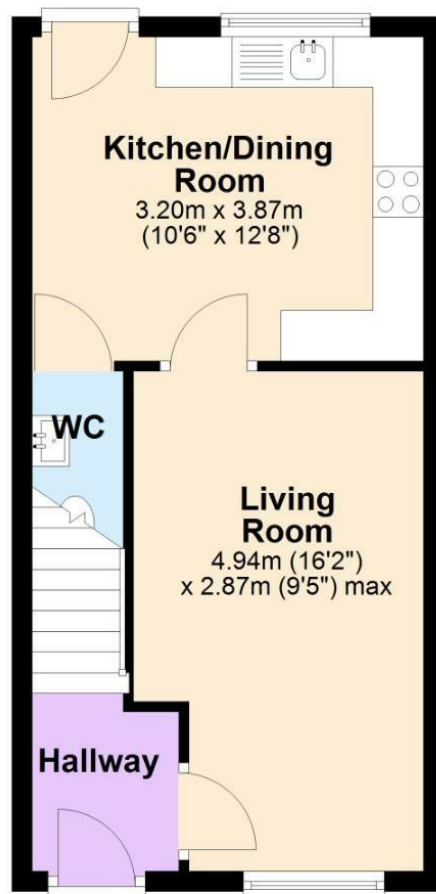
Ground floor accomodation comprises of an entrance hall that lends itself to the main reception room and stairs to the first floor. The living room is ample in size with a large front aspect window and plenty of room for family and friends. The kitchen dining room is a generous size and has integrated appliances such as an oven, hob and extractor fan along with integral dishwasher and fridge/freezer. The kitchen has an adjoining dining area for the family. Off from the kitchen is a downstairs WC which sits under the stairs, along with a further back door which leads you to the rear garden.

To the first floor there are two well proportioned double bedrooms. Bedroom two has built in storage space which sits over the stairs. Both bedrooms share a well presented three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

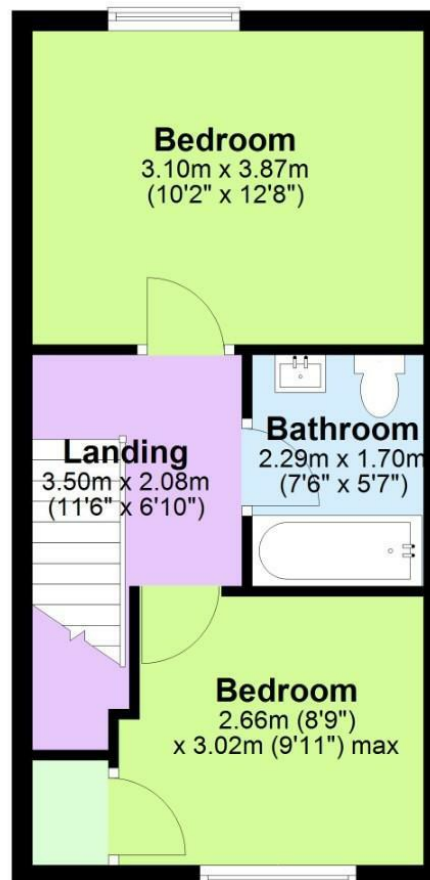
Facing the property there is block paved parking before the front door with two further spaces situated the back of the property which can be accessed from the rear garden gate. Off from the kitchen there is access to the rear garden which is a well kept low maintenance lawn space with patio area and pathway leading to the rear aspect. The garden is enclosed by fenced borders.



**Ground Floor**  
Approx. 31.9 sq. metres (343.5 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 63.8 sq. metres (687.0 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.

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