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

£195,000

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 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.

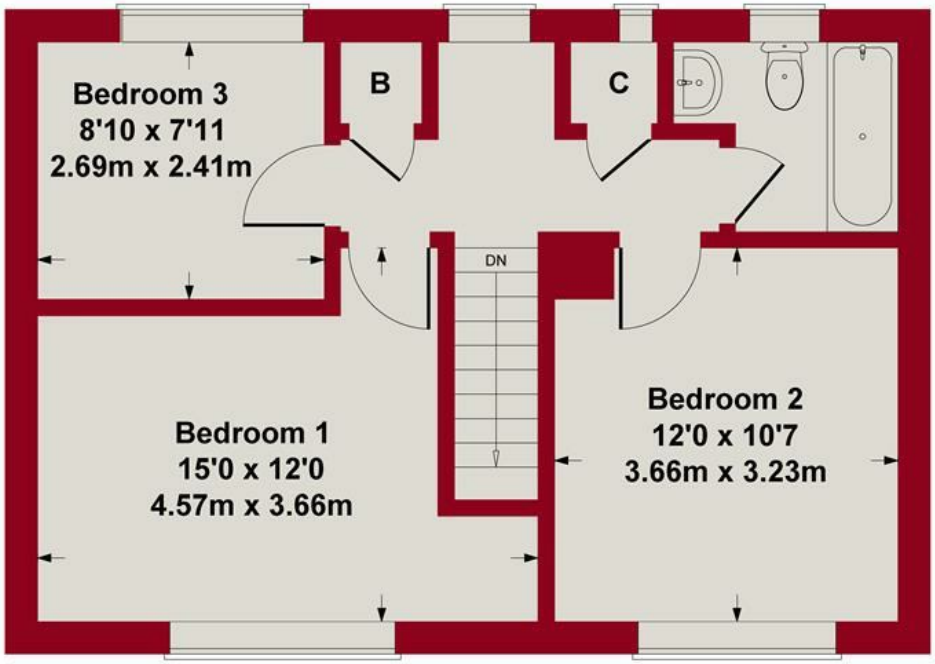
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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
990 sq ft - 92 sq m

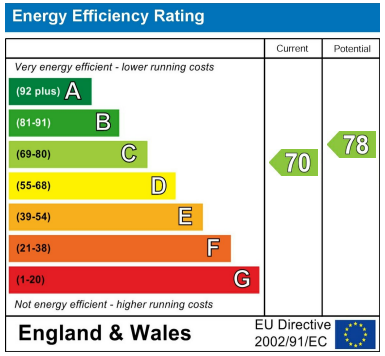


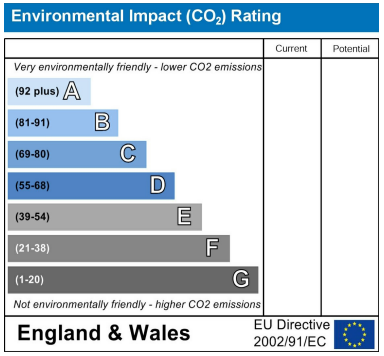
GROUND FLOOR

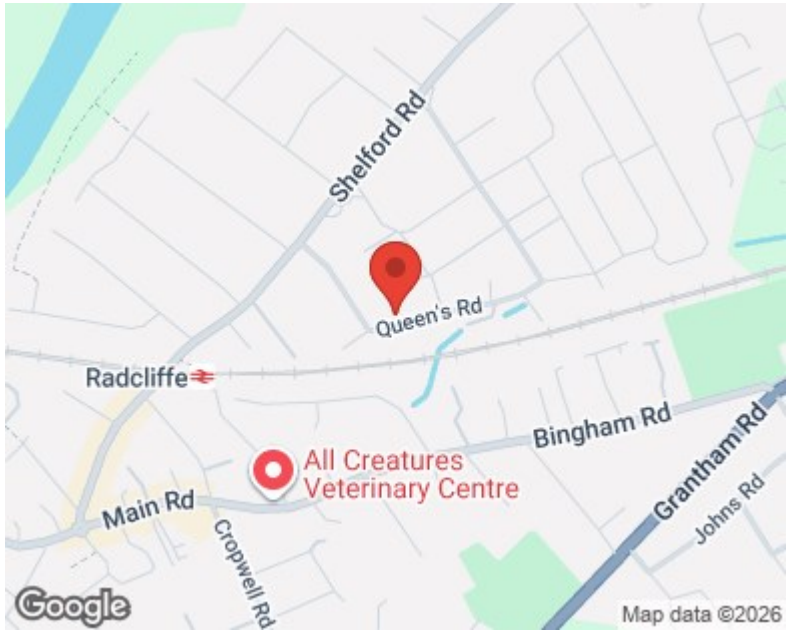
FIRST FLOOR

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.
Copyright V360 Ltd 2026 | www.houseviz.com

RICHARD WATKINSON & PARTNERS







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 firms 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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers