

Vancouver Avenue

Radcliffe-On-Trent
Nottingham
NG12 2ES

Price Guide £295,000



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 0115 841 1155



- Semi-detached house
- Extended kitchen
- Workshop/garage included
- Ample driveway parking
- Council tax - Band C

- 3 Bedrooms
- Large rear garden
- Workshop/garage
- Sought after village
- Tenure - Freehold

Vancouver Avenue, Radcliffe-On-Trent, Nottingham, NG12 2ES

Key Features

Located on Vancouver Avenue in the desirable village of Radcliffe-on-Trent, this charming semi-detached home offers an ideal balance of comfort, space, and practicality. Featuring three bedrooms, it is perfectly suited to families or first-time buyers.

The property includes two reception areas providing flexible spaces for everyday living, relaxation, or entertaining. At the heart of the home lies an extended kitchen, thoughtfully designed to accommodate both cooking and socialising. To the first floor are three bedrooms and a family bathroom.

Outside, the rear garden offers a lovely private retreat—perfect for enjoying sunny days, outdoor dining, or spending time with family and friends. A workshop/garage adds excellent storage potential or a dedicated area for hobbies. A standout feature is the large driveway, offering ample off street parking for multiple vehicles.

Radcliffe-on-Trent itself is a highly regarded village, known for its friendly community feel, excellent local amenities, and beautiful green spaces. With a thriving high street, well rated schools, scenic walking routes along the River Trent, and convenient transport links to Nottingham and surrounding areas, the village offers a superb blend of countryside charm and modern convenience. Its welcoming atmosphere and strong sense of community make it an especially appealing place to call home.



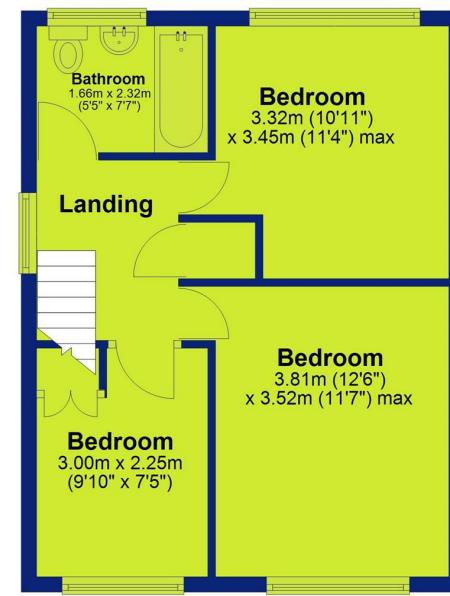
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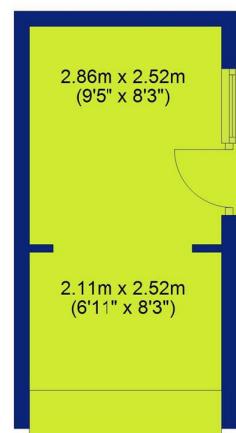
Ground Floor
Approx. 47.6 sq. metres (512.0 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



Garage/Workshop
Approx. 12.8 sq. metres (137.7 sq. feet)



Total area: approx. 99.9 sq. metres (1074.9 sq. feet)

0115 841 1155

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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		
England & Wales	EU Directive 2002/91/EC	

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