

3 Kingston Court, Radcliffe On Trent, Nottinghamshire, NG12 2AB

Guide Price £240,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Centrally Located Semi Detached Home
- No Upward Chain
- Modern Fitted Breakfast Kitchen
- Ground Floor WC
- Low Maintenance Courtyard Garden
- Heart of the Village
- Well-Proportioned Lounge
- Useful Rear Lobby/Utility Area
- Two Bedrooms & First Floor Bathroom
- Private Parking Space

A rare opportunity to purchase a centrally located semi-detached home, offered for sale with the advantage of no upward chain and occupying a highly convenient position in the very heart of the village. The property will no doubt appeal to first-time buyers looking to take their first step onto the property ladder, as well as those seeking a manageable home within easy reach of local amenities.

The accommodation comprises a welcoming entrance hall, a well-proportioned lounge and a breakfast kitchen fitted with a modern range of units and offering space for a small table and chairs. The kitchen leads through to a useful rear lobby/utility area with the added convenience of a ground floor WC. To the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from low-maintenance outdoor space, including a small frontage and an enclosed courtyard-style garden to the rear. A designated private parking space is also provided towards the front of the property.

Combining a central village location with practical accommodation, low-maintenance gardens and the benefit of no upward chain, this is an excellent opportunity for a variety of buyers, and viewing is highly recommended.

ENTRANCE PORCH
A uPVC double glazed entrance porch with laminate flooring and a part-glazed door leading into the lounge.

LOUNGE
With laminate flooring, central heating radiator and a uPVC double glazed window to the front aspect. Contemporary Adam-style fireplace housing an electric fire. Stairs rise to the first floor with useful understairs storage cupboard, and a part-glazed door leads through to the kitchen.

KITCHEN
Fitted with a range of base and wall cabinets in a white high-gloss finish, complemented by contrasting granite-effect rolled-edge worktops and tiled splashbacks. Inset stainless steel sink with mixer tap and a range of built-in appliances including an electric oven, five-ring gas hob with stainless steel splashback and chimney-style extractor hood over, and integrated fridge freezer. Corner carousel units, spotlights to the ceiling, tiled flooring, central heating radiator and uPVC double glazed windows to the front and side aspects. Part-glazed door leading into the rear lobby.

REAR LOBBY
With tiled flooring and a fixed worktop with appliance space beneath, including plumbing for a washing machine. Wall-mounted combination boiler, uPVC double glazed external door and access to the ground floor wc.

GROUND FLOOR WC
Fitted with a two-piece suite comprising a close-coupled WC and wall-mounted wash hand basin with mixer tap. Tiled flooring, central heating radiator, extractor fan and obscure uPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
With a uPVC double glazed window to the rear aspect and a useful full-height built-in cupboard with hanging rail and shelving.

BEDROOM ONE
A double bedroom with central heating radiator and a uPVC double glazed window to the front aspect. Useful cupboard over the stairs with shelving and a further built-in wardrobe with hanging rail.

BEDROOM TWO
With central heating radiator and uPVC double glazed window to the front aspect.

BATHROOM
Fitted with a three-piece suite comprising p-shaped shower bath with glazed shower screen, mixer tap and Mira Sport electric shower over, pedestal wash hand basin with mixer tap and dual-flush WC. Fully tiled walls, tiled flooring, spotlights, extractor fan, central heating radiator and a double glazed skylight.

PARKING
The property benefits from one designated private parking space within the courtyard to the front.

GARDENS
To the front of the property is a small patio-style garden area. Communal access extends around the side of the property, eventually leading via a private gate into the enclosed rear courtyard garden. This low-maintenance outdoor space is enclosed by timber panel fencing and predominantly paved to provide an attractive patio and 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
The vendor advises the installation of cavity wall insulation in 2009.

Access and Maintenance: The seller advises that the property is approached via a private driveway, with a shared responsibility for contributing towards any necessary maintenance and upkeep. Access to the rear is via a shared right of way with No. 2 Kingston Court. The precise access rights and maintenance obligations should be confirmed by the purchaser's solicitor.

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








TEA
COFFEE

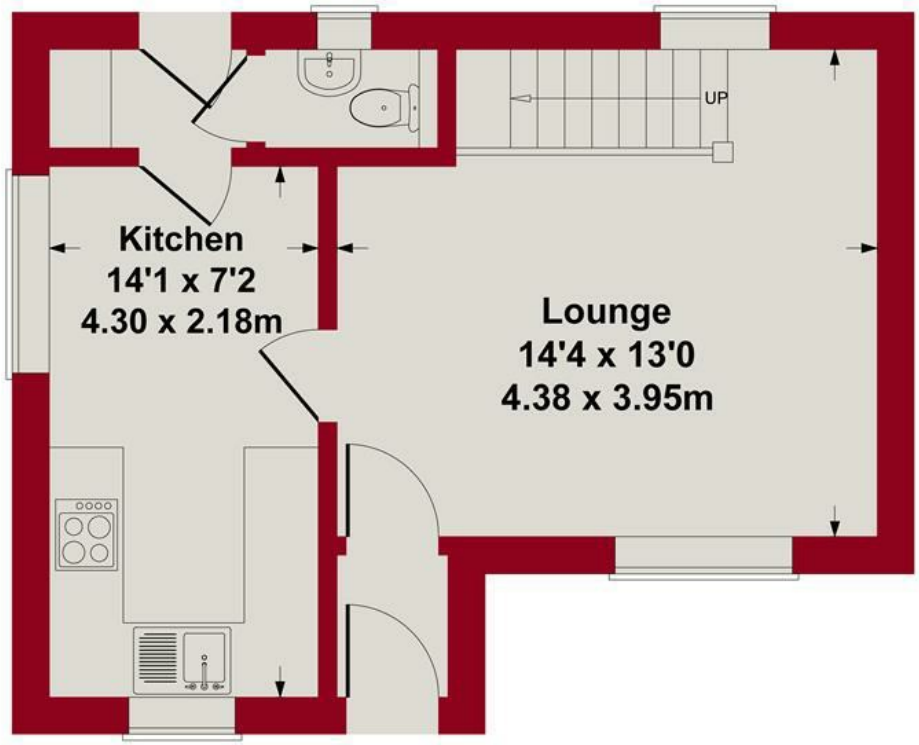




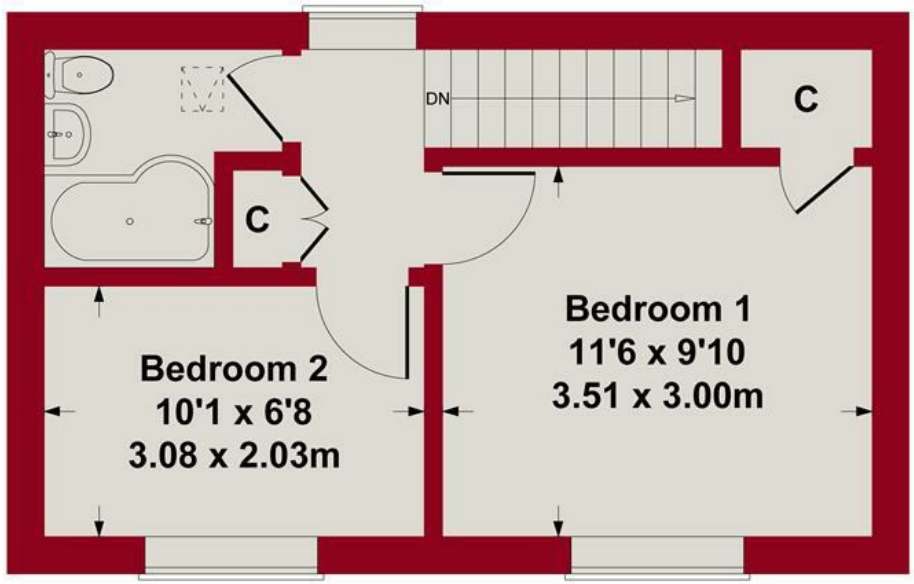




Approximate Gross Internal Area
616 sq ft - 57 sq m



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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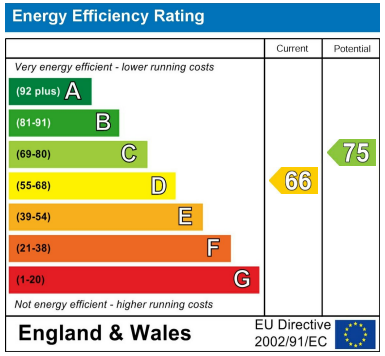

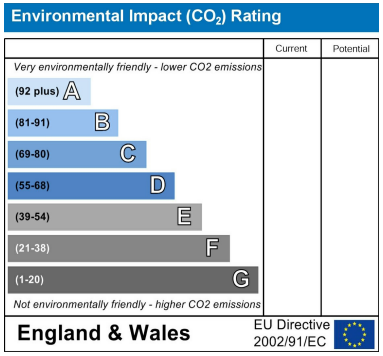



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may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

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.
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