



**19 Station Terrace, Radcliffe on Trent,  
Nottingham, NG12 2AH**

**£180,000**

**Tel: 0115 9336666**

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



- Charming Mid-Terraced Cottage
- Heart of the Village
- Entrance Porch/Utility Area
- Lounge with Fireplace
- Two Bedrooms
- No Onward Chain
- Scope to Update and Improve
- Fitted Kitchen
- Ground Floor Bathroom
- Attractive Cottage Style Garden

Offered for sale with the benefit of no onward chain, this character-filled mid-terraced cottage enjoys a delightful setting in the heart of the village, conveniently located close to local amenities.

The property presents an excellent opportunity for buyers to update and personalise the accommodation to their own taste and specifications.

The accommodation briefly comprises:

A useful entrance porch/utility area

A fitted kitchen with an understairs pantry

A cosy lounge featuring a fireplace

A ground floor bathroom

To the first floor, there are two well-proportioned bedrooms, while outside the property benefits from an attractive cottage-style garden, providing an ideal space to relax and enjoy the surroundings.

## ACCOMMODATION

A part glazed entrance door leads into the entrance porch.

## ENTRANCE PORCH

A versatile space providing entry, storage and space for an appliance with plumbing for a washing machine. A uPVC double glazed door leads into a small hallway.

## HALLWAY

With door to the bathroom and a doorway into the kitchen.

## KITCHEN

Fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and space for appliances including a gas cooker point. There is a central heating radiator, a uPVC double glazed window into the entrance porch and a useful understairs pantry with shelving and light. A glazed door leads into the lounge.

## LOUNGE

Having a central heating radiator, a uPVC double glazed sash style window overlooking the rear gardens, a fireplace with brick surround housing a coal effect gas fire and an original cupboard built into the alcove with glass fronted display cabinet. A uPVC double glazed door leads onto the gardens.

## GROUND FLOOR BATHROOM

A three piece bathroom including a close coupled toilet, a wash basin with hot and cold taps and a panel sided bath with hot and cold taps and Triton electric shower over. There is tiling to the walls for splashbacks plus a central heating radiator and a uPVC double glazed obscured window to the side.

## BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed sash style window to the front aspect, a decorative cast iron fireplace and double wardrobes built into each of the two alcoves.

## BEDROOM TWO

A small double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

## GARDENS

The property features an attractive cottage style garden enclosed with a combination of timber panelled fencing and hedging including a small shaped lawned area, established beds and borders, paved patio seating and a small timber garden shed plus gated access to the pedestrian lane.

## 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 A.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

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>



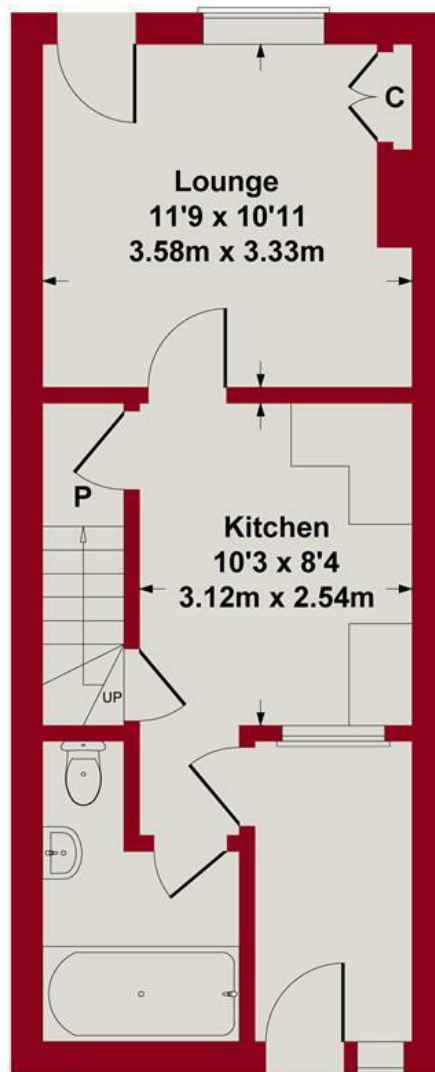




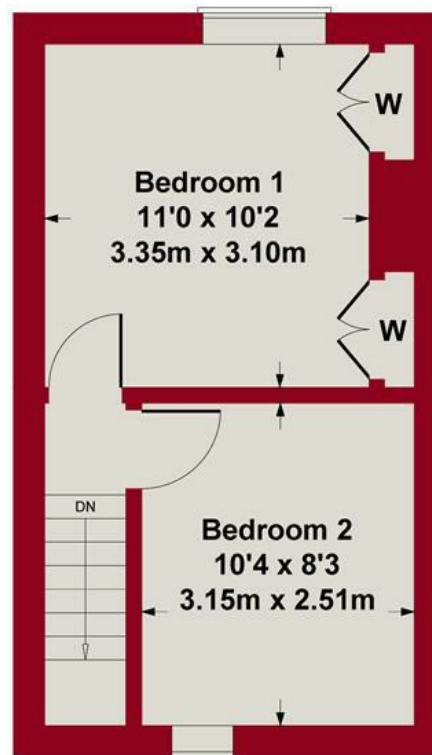




**Approximate Gross Internal Area**  
**627 sq ft - 58 sq m**



**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		
	66	79
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



**RICS**



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