



**41 Chatsworth Avenue, Radcliffe on Trent,
Nottingham, NG12 1DE**

£250,000

Tel: 0115 9336666

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

- Semi-Detached Home
- Dual Aspect Lounge/Diner
- Excellent Scope to Improve/Personalise
- Bathroom & WC
- Mature Gardens
- Popular Location
- Fitted Kitchen
- 3 Bedrooms
- Driveway
- Chain Free

An excellent opportunity to purchase a well-appointed home with plenty of scope to further improve to your own taste and specifications.

The property occupies a popular location and is offered for sale with the advantage of 'no chain' with the accommodation in brief comprising: a welcoming entrance hall with storage, a spacious lounge/diner with bay window to the front and a French door onto the rear garden, and a fitted kitchen. To the 1st floor are 3 bedrooms, a bathroom and a separate W/C whilst outside is driveway parking and mature, well stocked gardens to the front and rear.

With newly laid carpets and freshly painted rooms, the property is a great blank canvass for you to modernise and personalise as you wish and viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed entrance door with a uPVC double glazed side panel leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with a central heating radiator, laminate flooring, stairs rising to the first floor and an understairs storage cupboard housing the gas and electricity meters and the consumer unit.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops, an inset stainless steel 1.5 bowl single drainer sink with mixer tap and space for appliances including an electric cooker point and plumbing for a washing machine. There is a uPVC double glazed window overlooking the rear garden, a central heating radiator, a uPVC double glazed door into the lean-to and an understairs storage cupboard currently housing an appliance with a double plug socket.

LEAN-TO

Of glass and timber construction.

LOUNGE DINER

A spacious dual aspect through lounge diner with laminate flooring, two central heating radiators, coved ceiling, a uPVC double glazed bay window to the front aspect and uPVC double glazed French doors onto the rear garden. The focal point of the room is a fireplace with decorative surround, tiled insert and hearth housing a coal effect gas fire.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect, access hatch to the roof space and a cupboard with slatted shelving for storage.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in double wardrobe with hanging rail and cupboards above.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with hanging rail and cupboards above.

BEDROOM THREE

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

BATHROOM

Fitted with a two piece suite including a cast iron bath with hot and cold taps and mains fed shower over plus a pedestal wash basin with hot and cold taps. Tiling for splashbacks, central heating radiator and a uPVC double glazed obscured window to the rear elevation.

SEPARATE W/C

Fitted with a low level toilet and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING

A parking spot sits to the front of the plot providing off street parking for one vehicle. There is space along the side of the property should purchasers wish to extend this further.

GARDENS

The property occupies a mature plot, the majority of the gardens are set to the rear and are enclosed with timber panelled fencing and including a variety of established plants, trees and shrubs, a paved patio area and a small shaped lawn.

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 C.

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/>

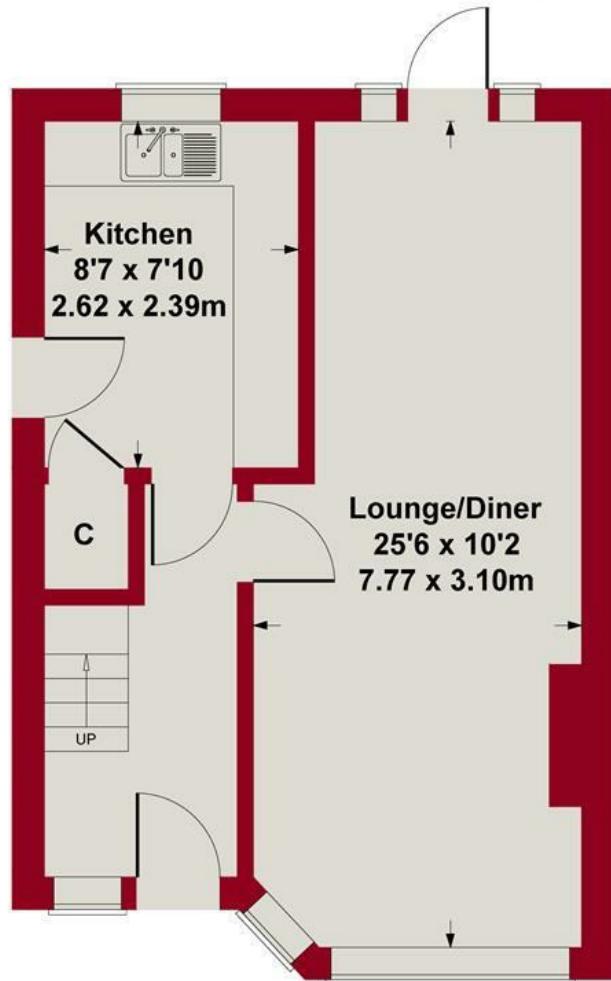
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

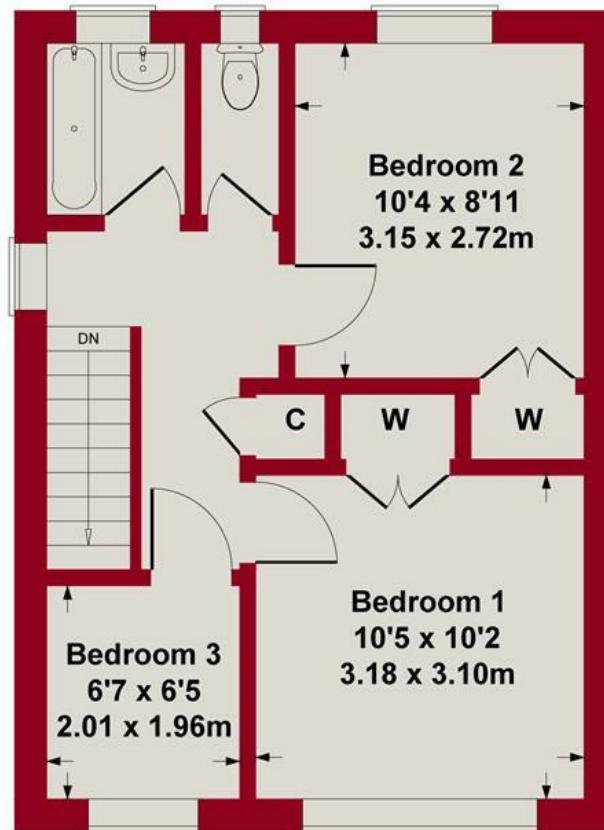




Approximate Gross Internal Area
794 sq ft - 74 sq m



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.

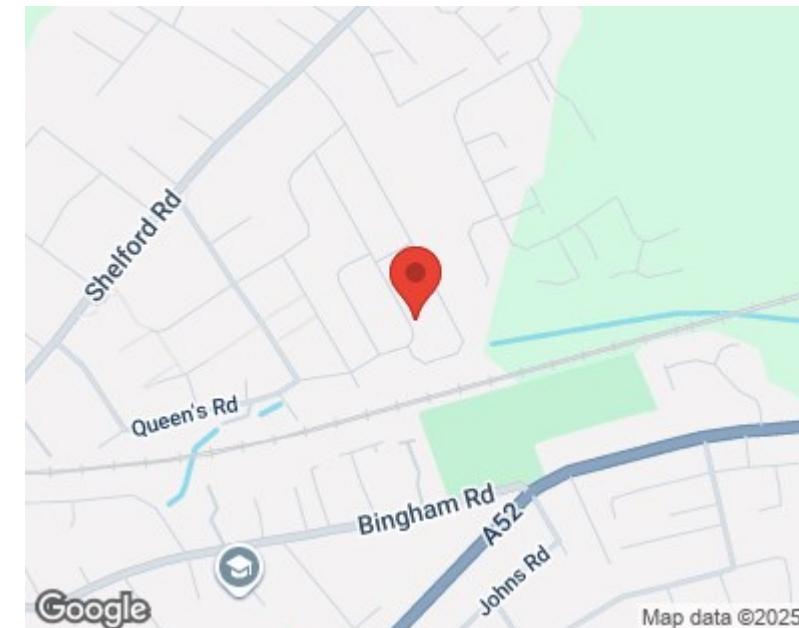
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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



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