

7 Mount Pleasant, Radcliffe on Trent, Nottingham, NG12 2AY

Guide Price £265,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Semi Detached House
- Central Village Location
- Well Proportioned Lounge
- Modern Fitted Kitchen
- Attractive Established Gardens
- No Upward Chain
- Entrance Hall with Storage
- Dining Room with Patio Doors
- Three Bedrooms
- Parking to the Rear

A fantastic opportunity to acquire this attractive modern semi-detached home, occupying a highly convenient position in the very heart of the village and offered for sale with the added advantage of no onward chain.

The property will no doubt appeal to first-time buyers, professional couples, or those looking to downsize, thanks to its central location and well-balanced accommodation. In brief, the property comprises a welcoming entrance hall with useful storage, a well-proportioned lounge opening through into a dining room with sliding patio doors leading onto the rear garden, together with access to a modern fitted kitchen.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from established gardens to both the front and rear, along with off-street driveway parking.

Properties within such a central and convenient village position are always in strong demand, and an early viewing is highly recommended.

ACCOMMODATION
A UPVC double-glazed entrance door into the entrance hall.

ENTRANCE HALL
With oak laminate flooring, central heating radiator, stairs rising to the first floor, door into the lounge and a useful storage cupboard with shelving.

LOUNGE
The lounge has laminate flooring, central heating radiator, UPVC double-glazed window to the front aspect and an archway into the dining room.

DINING ROOM
The dining room has oak laminate flooring, central heating radiator and sliding patio doors onto the rear garden, plus a door into the kitchen.

KITCHEN
The kitchen is fitted with a range of modern handleless base and wall cabinets with cupboards and drawers, linear-edge work surfaces and tiled splashbacks, plus a 1.5 bowl stainless steel single-drainer sink with mixer tap. There is space for appliances including a gas cooker point and plumbing for a washing machine. There is tiled flooring and a UPVC double-glazed window overlooking the rear garden.

FIRST FLOOR LANDING
First-floor landing with access hatch to the roof space and an airing cupboard housing the foam-insulated hot water cylinder with slatted shelving above.

BEDROOM ONE
Bedroom one is a double bedroom with central heating radiator, UPVC double-glazed window to the front aspect and a range of fitted bedroom furniture including wardrobes.

BEDROOM TWO
Bedroom two is a double bedroom with central heating radiator and UPVC double-glazed window to the rear aspect.

BEDROOM THREE
Bedroom three has a central heating radiator and UPVC double-glazed window to the front aspect.

BATHROOM
The bathroom has a three-piece suite comprising a bath with hot and cold taps and electric shower over, pedestal wash basin with hot and cold taps, and a close-coupled toilet. Fully tiled walls, chrome towel radiator, UPVC double-glazed obscure window to the rear aspect and extractor fan.

DRIVEWAY PARKING
There is allocated driveway parking towards the rear of the plot for 2 cars

GARDENS
A lawned frontage with a pathway leading to the front door, then around to the side via a timber gate to the enclosed rear garden, which is fully enclosed with timber panel fencing and has shaped lawn areas, a paved patio seating area and a timber shed, as well as timber-gated access to the parking at the rear.

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

























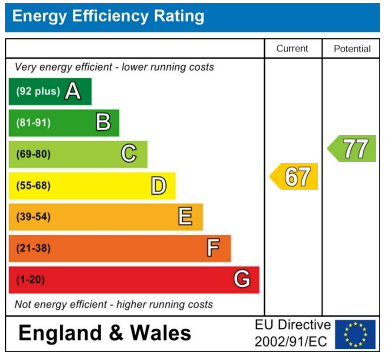
Approximate Gross Internal Area
736 sq ft - 68 sq m

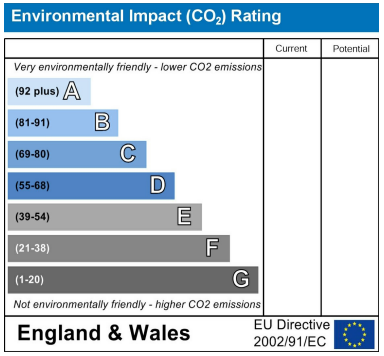


GROUND FLOOR **FIRST FLOOR**

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RICS
The Property Ombudsman

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