

6 Oak Avenue, Radcliffe on Trent, Nottingham, NG12 2AP

£64,950

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern Park Home
- Immaculately Presented
- Open Plan Lounge
- Fitted Wardrobes
- Attractive Gardens
- Chain Free
- Superb Fitted Kitchen
- Two Bedrooms
- Modern Bathroom
- Driveway Parking

A superb opportunity to purchase an immaculately presented and modern park home occupying an attractive plot within this popular development, offered to the market with the advantage of no upward chain. Beautifully appointed throughout, the property includes a stylish modern fitted kitchen with space for a breakfast table and chairs, opening into a bright bay-fronted lounge to create an attractive open-plan living space ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, both benefiting from useful fitted wardrobes, together with a superbly appointed bathroom. Outside, the property occupies an attractive and low-maintenance plot, providing driveway parking for one vehicle, neatly landscaped gardens and an attractive paved patio seating area, ideal for relaxing or outdoor dining.

ACCOMMODATION
A uPVC double-glazed entrance door opens into the welcoming entrance hall.

ENTRANCE HALL
Which features a central heating radiator, thermostat, and doors leading to the principal rooms.

KITCHEN
The property benefits from a bright, dual-aspect kitchen with uPVC double-glazed windows to both side elevations. The kitchen is fitted with a range of cream-fronted base and wall units, complemented by rolled-edge worktops with matching upstands. There is an inset one-and-a-half bowl stainless steel sink with mixer tap, a built-in oven with four-ring gas hob and concealed extractor hood, an integrated fridge/freezer, and plumbing beneath the worktop for a washing machine. The Alpha gas central heating boiler is neatly concealed within one of the cupboards. A central heating radiator and space for a small dining table and chairs complete the kitchen, which is open-plan to the lounge.

LOUNGE
The lounge is a comfortable and light-filled reception area featuring a central heating radiator, a full-height uPVC double-glazed bay window to the front elevation, and a floor-standing electric fireplace.

BEDROOM ONE
A generous double bedroom with a central heating radiator, a uPVC double-glazed window to the side elevation, and a useful range of wall-to-wall shaker-style fitted wardrobes providing ample hanging and shelving space.

BEDROOM TWO
Having a uPVC double-glazed window to the side elevation, a central heating radiator, and a fitted wardrobe with hanging rail and shelving.

BATHROOM
The bathroom has been attractively fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap, mains-fed shower over, and glazed shower screen. Additional features include tiled splashbacks, a central heating radiator, electric shaver point, extractor fan, and an obscure uPVC double-glazed window to the side elevation.

OUTSIDE
Externally, the property benefits from an allocated parking space to the front for one vehicle. The gardens extend to all sides of the property and include an attractive gravel frontage with gravelled side access leading to the rear garden. The rear garden features a composite raised timber deck, ideal for outdoor seating and entertaining, together with an attractive paved patio, a further patio area to the opposite side, and well-established planted borders.

SITE DETAILS
The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees including water and drainage, are currently £306.63 per month, payable to Wyldecrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas is supplied direct by Calor.

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.

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









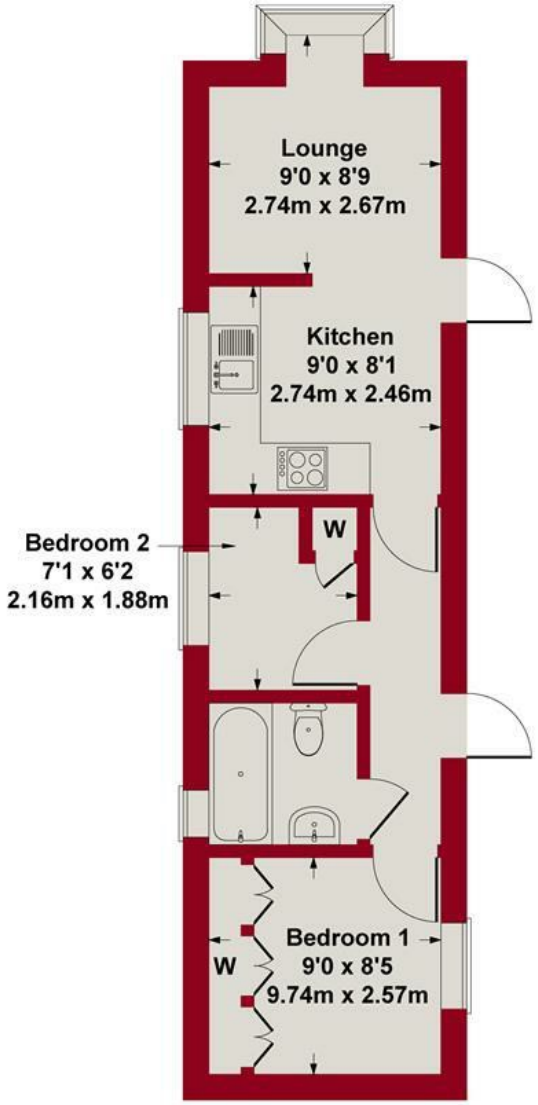








Approximate Gross Internal Area
351 sq ft - 33 sq m

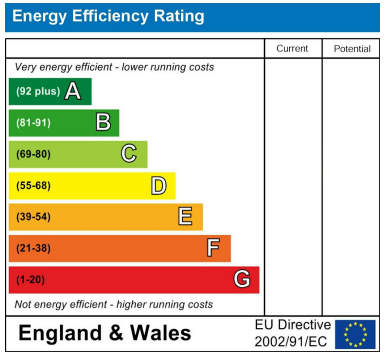


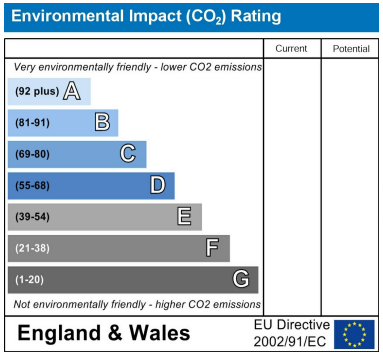
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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The Property Ombudsman

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