

2 Willow Close, Radcliffe on Trent, Nottingham, NG12 2DL

Guide Price £270,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Link Detached House
- No Chain
- Lounge
- Utility & GF W/C
- Driveway and Garage
- Popular Cul De Sac Setting
- Scope to Modernise/Personalise
- Dining Kitchen
- 3 Bedrooms and Bathrooom
- Manageable Front & Rear Gradens

NO UPWARD CHAIN - Situated in a highly desirable cul-de-sac location in the heart of the village, this three-bedroom home enjoys excellent access to local amenities and offers fantastic potential to modernise and add value.

The accommodation comprises an entrance hall, spacious lounge, dining kitchen with utility off, and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking, a detached garage, and manageable front and rear gardens, ideal for a range of buyers.

An excellent opportunity for families, couples, or downsizers looking for a home in a popular village location with scope to personalise.

ACCOMMODATION
A uPVC double glazed entrance door with uPVC double glazed window at the side leads into the entrance hall.

ENTRANCE HALL
With laminate flooring, a central heating radiator, a staircase rising to the first floor and an understairs storage cupboard.

LOUNGE
With coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and an Adam style fireplace housing an electric fire.

DINING KITCHEN
Fitted with a range of base and wall cabinets with linear edge worktops and an inset composite single drainer sink with mixer tap. There is an integrated refrigerator, oven and microwave oven plus four zone electric hob with extractor hood over. Central heating radiator, two uPVC double glazed windows to the rear aspect and a uPVC double glazed door into the side lobby/utility.

SIDE LOBBY/UTILITY
With a uPVC double glazed door leading onto the rear garden, a uPVC double glazed window to the rear aspect and a floor standing base unit with a single drainer sink and hot and cold taps. There is space beneath a laminate worktop for appliances including plumbing for a washing machine plus a courtesy door into the garage. A walk-in storage cupboard with shelving and light and a ground floor W/C.

GROUND FLOOR W/C
Fitted with a dual flush toilet and a wall mounted wash basin with hot and cold taps.

FIRST FLOOR LANDING
Having an access hatch to the roof space, a uPVC double glazed window to the side aspect and an airing cupboard housing the Worcester combination boiler.

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

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

BATHROOM
Fitted with a cast iron bath with hot and cold taps and Triton electric shower over. There is a pedestal wash basin with hot and cold taps plus a low level toilet, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & GARAGE
Driveway parking to the front of the plot leads to the single attached garage with up and over door and courtesy door into the side lobby/utility room.

GARDENS
The property occupies a small and manageable plot with lawned frontage and an enclosed rear garden with paved patio seating areas, a lawned area and a timber garden shed.

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
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

















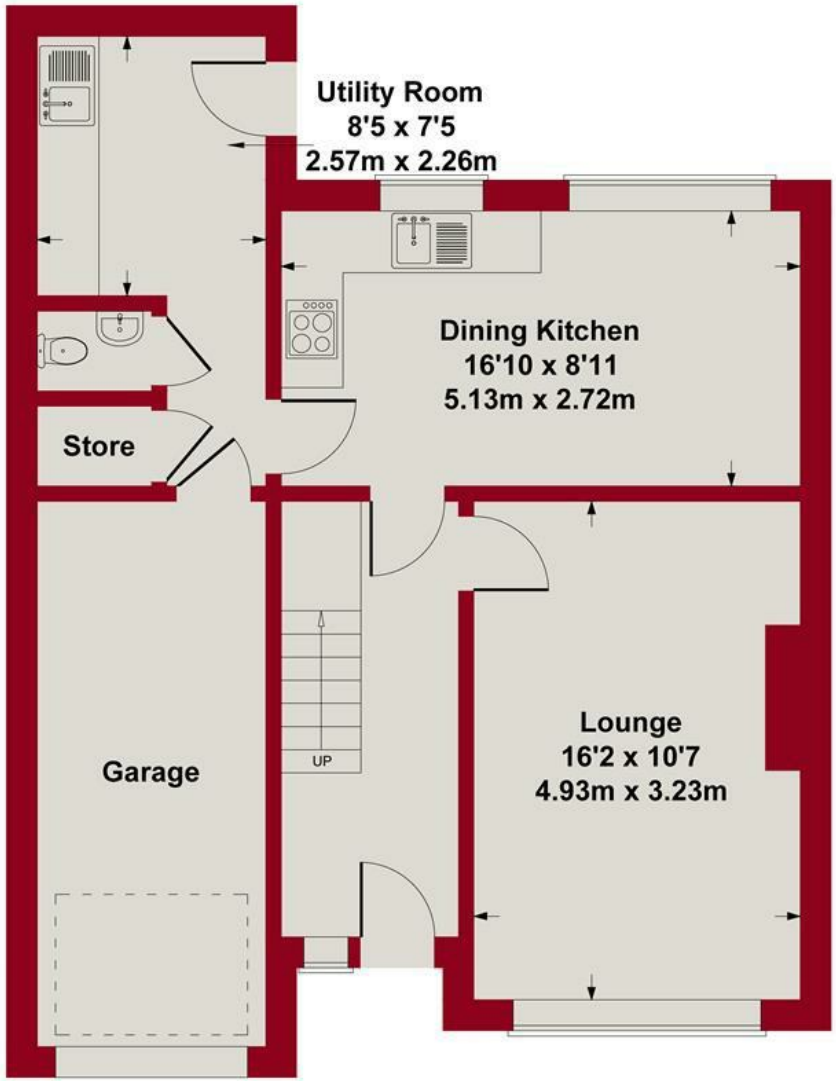




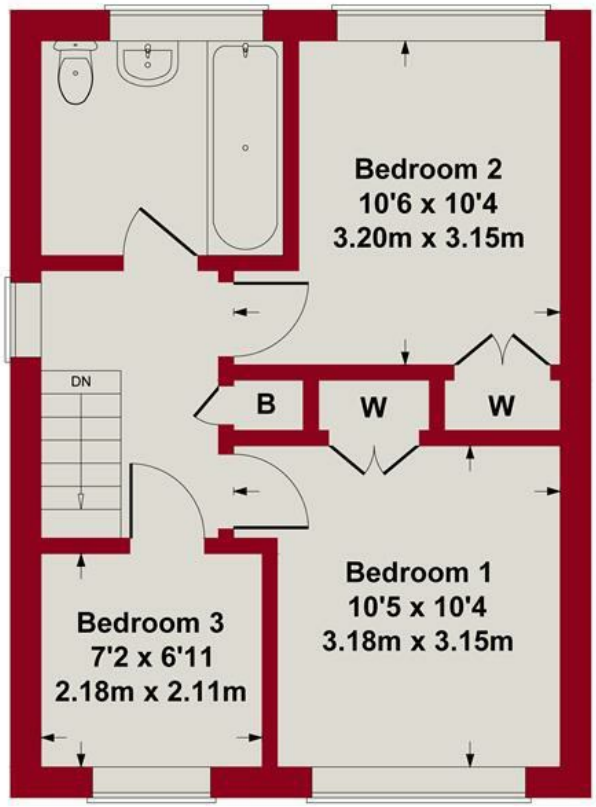




Approximate Gross Internal Area
927 sq ft - 86 sq m (Exclude Garage)



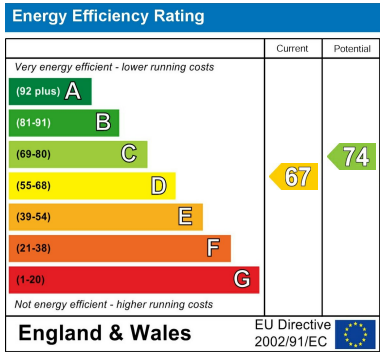
GROUND FLOOR

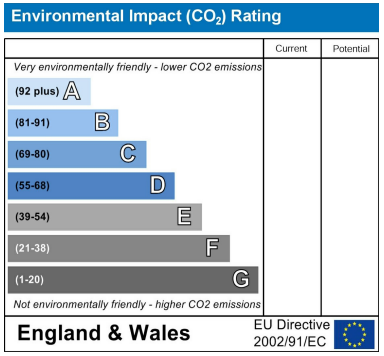


FIRST FLOOR

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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