



Grantham Road, Radcliffe-On-Trent
Nottingham, NG12 2HB



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£200,000

Offered to the market is this contemporary light and bright first floor Maisonette. Located within the popular town of Radcliffe-on-Trent this desirable Spitfire Home has accommodation comprising: Entrance Hall, Hallway, Open Plan contemporary Kitchen / Living Room, spacious Bedroom, modern Family Bathroom, Westerly facing Garden and parking space with vehicle charging point. Council Tax Band -. EPC Rating -B. Leasehold with approximately 998 years remaining. Still under builders warrantee.



Entrance

Double glazed front door.

Entrance Hall

Stairs rising to the the first floor.

Hallway

Doors to accommodation and good sized storage cupboard and open through to the Kitchen / Living Room.

Master Bedroom

13'8" x 13'4" (4.18 x 4.07)

A light and bright primary bedroom with UPVC double glazed windows to two elevations, built-in wardrobe and built-in storage cupboard.

Kitchen Living Room

19'3" x 17'9" (5.88 x 5.42)

A contemporary open plan space with Shaker Style base units with work surface over, inset sink, built-in Bosch appliances to include: Fridge freezer, dishwasher, oven and induction hob, built-in washer dryer, contemporary flooring and uPVC double glazed windows to two elevations.

Bathroom

Fitted with a three piece suite compressing: W.C., wash basin and panel bath with shower over, heated towel rail and uPVC double glazed window.

Garden

There is a Westerly facing Rear Garden.

Parking

There is an allocated parking space with electric vehicle charging point.

Agents Note

This property has air source central heating, under floor heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

As of the date of listing, this property is still within the builders guarantee and has approximately 998 years remaining on the lease

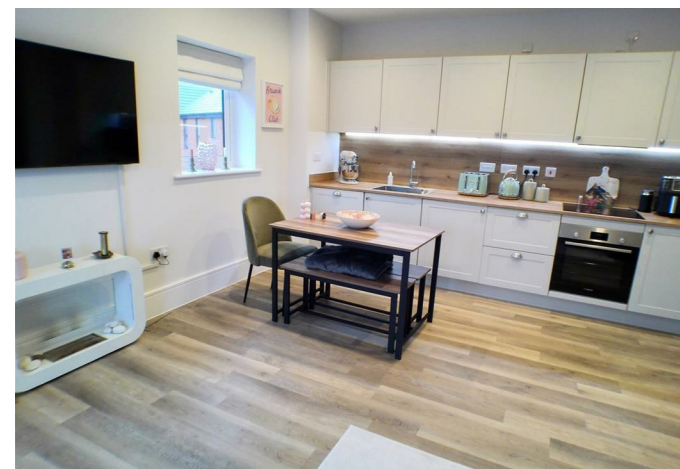
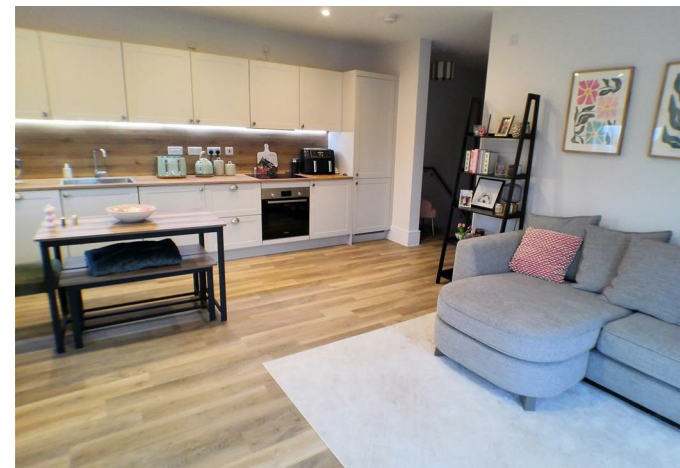
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.



Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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



FIRST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. 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 here have not been tested and no guarantee as to their operation or efficiency can be given.
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