

# SUPERIOR HOMES

## ROYSTON & LUND





# 137 Shelford Road

Radcliffe-On-Trent | NG12 1AZ

Guide Price £450,000

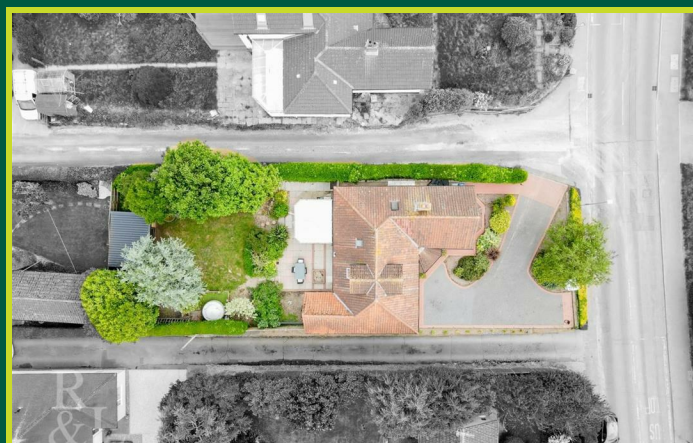
**\*\*GUIDE PRICE £450,000\*\***

**\*\*PLANNING PERMISSION GRANTED\*\***

Royston and Lund are delighted to the market this four bedroom detached family home located in Radcliffe On Trent. Situated Close by to numerous amenities such as local shops, pubs and restaurants as well as being in the catchment area for well regarded schools along with having excellent transport links. This property would be a great fit for a growing family or property developer.

The property itself stands in this fantastic plot with four double bedrooms, two generous size reception rooms along with an ample size kitchen and panty leading to a conservatory space providing an excellent opportunity for a buyer to put their own stamp on things. Whether it be a restoration/refurbishment project of the current building to create a refreshed family home or a prospective buyer decides to undertake a full rebuild project with the idea of creating their dream home as planning permission has been granted.

Virtual Tour : [https://oldenglishdoors-my.sharepoint.com/personal/daniel\\_oldenglishdoors\\_id=%2Fpersonal%2Fdaniel%5Foldenglishdoors%5Fco%5F](https://oldenglishdoors-my.sharepoint.com/personal/daniel_oldenglishdoors_id=%2Fpersonal%2Fdaniel%5Foldenglishdoors%5Fco%5F)







- **\*\*GUIDE PRICE £450,000\*\***
- **PLANNING PHOTOGRAPHS SHOWN (GRANTED)**
- Opportunity To Put Your Own Stamp On Things
- Ample Off Street Parking
- Summer House To The Rear Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- EPC Rating - E
- Freehold - Council Tax Band - F













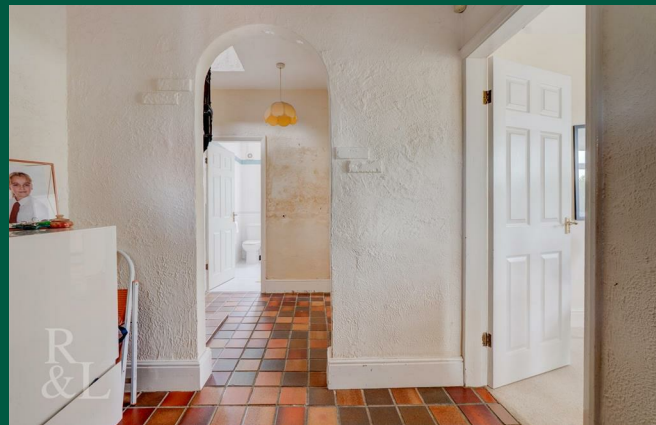


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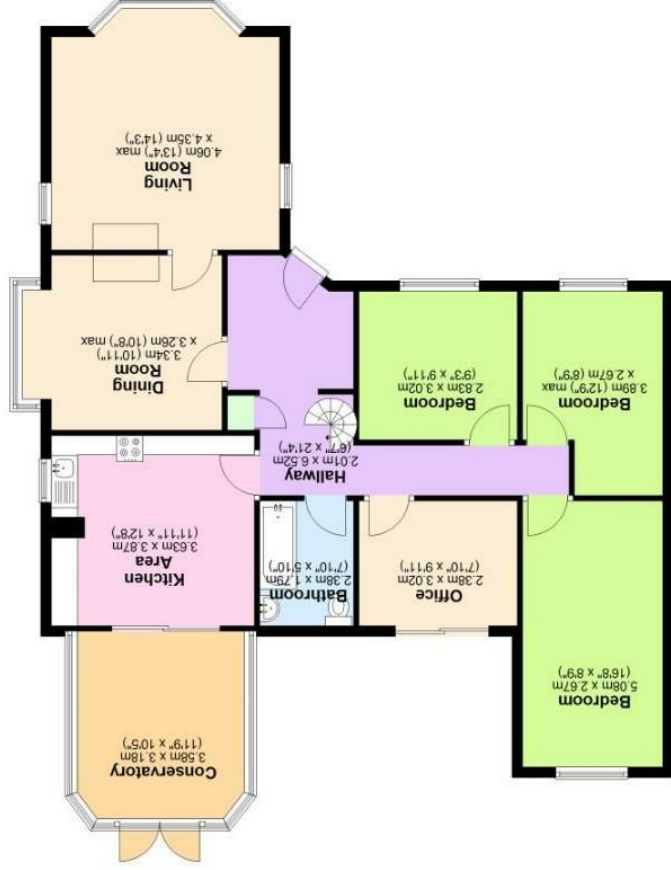
Planning permission has been granted on this property, architectural designed drawings have been included to advertise the potential of this property with the idea of buyers or property developers to design their dream home.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 146.4 sq. metres (1576.0 sq. feet)



Ground Floor  
Approx. 127.3 sq. metres (1370.7 sq. feet)



First Floor  
Approx. 19.1 sq. metres (205.3 sq. feet)

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| (1-20)                                                          | G       |           |
| (21-38)                                                         | F       |           |
| (39-54)                                                         | E       |           |
| (55-68)                                                         | D       |           |
| (69-80)                                                         | C       |           |
| (81-91)                                                         | B       |           |
| (92 plus)                                                       | A       |           |
| Energy Efficiency Rating                                        |         |           |
| Very energy efficient - lower running costs                     | Current | Potential |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |
| Not energy efficient - higher running costs                     |         |           |
| (1-20)                                                          | G       |           |
| (21-38)                                                         | F       |           |
| (39-54)                                                         | E       |           |
| (55-68)                                                         | D       |           |
| (69-80)                                                         | C       |           |
| (81-91)                                                         | B       |           |
| (92 plus)                                                       | A       |           |

EPC



PROTECTED

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