



6 Newbury Gardens,
Radcliffe on Trent, NG12 1EY

TJ
THOMAS
JAMES

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Thomas James are delighted to off this modern semi detached home to the market.

Built in 2021, by William Davis, the property provides immaculate, show home condition accommodation arranged over two floors including; an entrance hallway, an open plan living/dining/kitchen (with a comprehensive range of integrated kitchen appliances), and a cloakroom/wc on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating (with HIVE controls), UPVC double glazing, a security alarm, and the remaining balance of the original NHBC warranty, the property occupies a generous size plot with a large south west facing garden to the rear, a further garden to the front, and a tandem driveway at the side providing off road parking for up to three vehicles.

Situated on the sought after Princes Place development in the popular village of Radcliffe on Trent, the property overlooks a farmhouse at the rear, and is within easy reach of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Early viewing is recommended to appreciate the standard of accommodation offered!

Guide Price £260,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a floor to ceiling window, and doors into the ground floor cloakroom/wc, and the open plan living space.

The ground floor cloakroom/wc has a wc, and a wash hand basin with a vanity cupboard beneath.

The bright and welcoming open plan living space is dual aspect, with a window to the front, French doors opening to the rear garden, and plenty of space for seating and dining. There is open access to the kitchen area which also has a window to the rear. The kitchen area has a range of high gloss wall, drawer and base units in white, a one and a half bowl sink and drainer unit with a mixer tap over, and integrated appliances including; a washer/dryer, a dishwasher, a fridge/freezer, an electric fan oven, and an induction hob. The Ideal Logic boiler is housed in a cupboard here.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the insulated loft space, with light and raised boarding over the insulation), and doors into both double bedrooms, and the family bathroom.

The family bathroom is fitted with a three piece suite including; a bath with a handheld shower over, a wash hand basin, and a wc. There is a heated towel rail here.

Bedroom one has a window to the front, fitted wardrobes and an en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a wash hand basin, and a wc. There is a heated towel rail here.

Completing the accommodation, bedroom two has a window to the rear.

OUTSIDE

Occupying a larger than average plot, the property has plenty of outside space.

The tandem driveway at the side, provides off road parking for up to three vehicles, and gives access to the rear garden.

There is a small lawned garden to the front, with a pathway to the entrance door.

The well maintained south west facing rear garden has a porcelain tiled patio seating area, a lawned area, and shrub beds and borders. The garden has external lighting, an external tap, and houses a timber summer house.

Annual Estate Service Charge

We are advised that there is an estate service charge of approximately £194.00 per annum, levied on this development, for the upkeep of the outdoor spaces.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,992.28.

Referral Arrangement Note

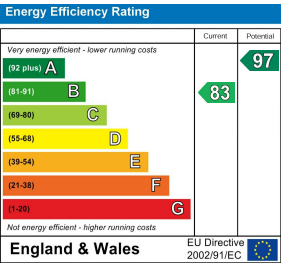
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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