



**19 Prince Edward Crescent, Radcliffe on
Trent, Nottingham, NG12 2DX**

£265,000
Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

This three bedroomed semi detached house is situated on what's favourably known as the Canadian Estate in a popular and quiet residential close within walking distance of the village centre with its shops, schools and amenities.

The house offers spacious accommodation including a recently refitted shaker style kitchen, lounge and dining areas plus a conservatory added to the rear, On the first floor there are three good sized bedrooms all with built-in wardrobes and a modern bathroom has been enlarged with bath and separate shower. Other features include gas fired central heating and upvc double glazing.

Outside the house it is set back with a gravel frontage, and driveway providing ample car standing and a double length garage. The rear garden has a perfect south facing aspect with patio, lawn and enclosed by fencing.

ACCOMMODATION

A canopy porch with coach light and a upvc front door and side panel opening into the entrance hall.

ENTRANCE HALL

Having laminate flooring, staircase to the first floor, phone point and coved ceiling.



LOUNGE

15'0" x 10'6" (4.57m x 3.20m)

A good sized reception room with a bow window to front, feature fireplace with an electric stove inset, tv and cable connections opening through to the dining room.



DINING ROOM

10'6" x 9'10" (3.20m x 3.00m)

Open plan to the lounge, the dining room has ample room for a table and chairs, coved ceiling, glazed door through to the kitchen and a set of sliding patio doors to the conservatory.



CONSERVATORY

10'4" x 8'1" (3.15m x 2.46m)

A conservatory has been added to the rear of the property overlooking and providing access to the rear garden and patio, constructed with a brick built base and upvc double glazed units with a bandstand style roof. Laminate floor, ample power points and wall lights.



KITCHEN

11'2" x 10'6 (3.40m x 3.20m)

The kitchen has been remodelled in recent years and fitted with a range of cream Shaker style cabinets and drawers having stainless steel handles and quartz effect worktops with matching upstands, inset one and a half bowl sink, built-in appliances include a full size dishwasher, double eye level oven and grill with matching combination microwave, a touch control hob with a glazed splashback and canopy extractor above, ceiling downlights and LED kickboard, feature lighting, window overlooking the rear garden, tv point, access to understairs storage cupboard with fuse board and gas and electric meters, upvc side door to the side passage/utility.



SIDE PASSAGE/UTILITY

A covered passage linking the house and garage with external doors to the front and rear, internal door to the garage and recess with worktop providing appliance space and plumbing for white goods beneath, window to rear, power points and lighting.

FIRST FLOOR LANDING

Having an obscure window to side, covered ceiling and loft hatch, airing cupboard housing the hot water cylinder and slatted shelving, doors to three bedrooms and the bathroom.



MAIN BEDROOM

11'9" into wardrobes x 10'6" (3.58m into wardrobes x 3.20m)

The main double bedroom fitted with a run of built-in mirrored sliding wardrobes and an alcove providing a recess for a chest of drawers. Coved ceiling and a window to front.



BEDROOM TWO

13'3" max x 8'3" (4.04m max x 2.51m)

A second double bedroom with a window to front, coved ceiling and a built-in double wardrobe.



BEDROOM THREE

9'3" max x 7'5" (2.82m max x 2.26m)

A single bedroom with coved ceiling, window to front, built-in cupboard over the staircase.



BATHROOM

10'1" x 4'10" (3.07m x 1.47m)

The bathroom has been enlarged and refitted with a modern four piece white suite and chrome fittings including a panelled bath, wall mounted wash hand basin, wc with soft close seat and a good sized shower with a sliding glazed screen and electric shower fitment. The walls and floor are fully tiled, obscure window to rear, ceiling downlights and a chrome heated towel rail.



OUTSIDE

The property is located within walking distance of the village centre with its shops, schools and amenities, occupying a superb position upon one of the most sought

after roads within what is favourably known as The Canadian Estate. The house is set back from the crescent with a frontage having mature shrubs and a presscrete driveway leading up to the garage and a path to the upvc double glazed front door which sits beneath a canopy porch and coach light, has a glazed side panel and opens into the entrance hall. The remainder of the frontage is laid to stone providing additional space for vehicles if required.

GARAGE

32'5" x 8'4" (9.88m x 2.54m)

A double tandem length garage built in brick with a metal up and over door, power points, lighting, secondary to the side passage and window and a workshop area with shelving to the rear off the garage.

REAR GARDEN

The rear garden is a lovely feature to the house affording a south facing aspect and the boundaries are enclosed by timber panelled fencing. The garden is laid out with a paved patio outside of the kitchen and conservatory with the remainder laid to lawn edged with flowerbeds and further paved patio or hardstanding to the rear of the garage.



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.

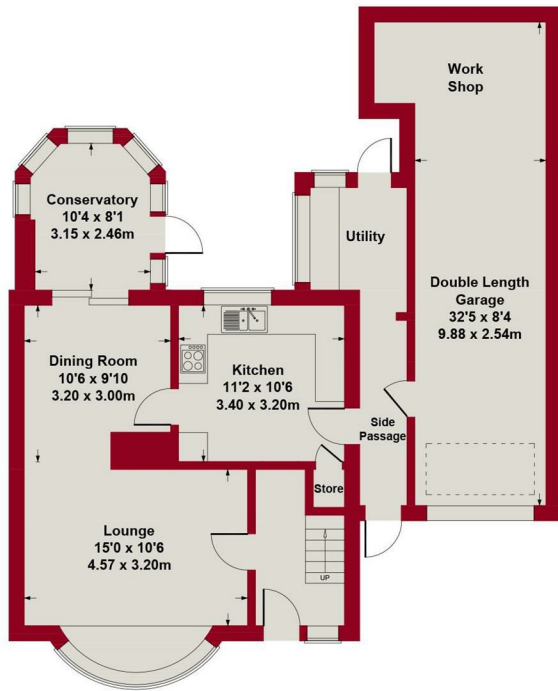
COUNCIL TAX

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band C.

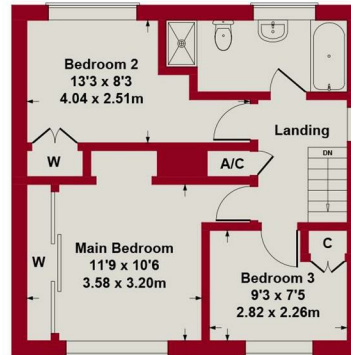
VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
1625 sq ft - 151 sq m



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	82
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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