



3

Bedrooms



1

Bathroom



2

Receptions



3 Bedroom semi-detached house located on a quiet cul-de-sac within Ruddington. Situated a short walk from the High Street with local shops, amenities, schools and bus routes direct to the city centre.

The property is comprised of:

External

Block paved driveway suitable for two cars. Access to rear garden as well the timber shed is via a gate to the side of the property.

Ground Floor

Hallway leading to living room with bay window. Open plan kitchen/diner with breakfast bar and utility room. Electric oven/hob with extractor fan and integrated appliances (fridge/freezer, washing machine and dishwasher) included. Access to the rear garden via the utility and dining room.

First Floor

To the first floor, the landing has a loft access hatch, and doors opening into the three bedrooms (one featuring built-in wardrobes) and the shower room, fitted with a vanity wash hand basin, WC, and a tiled shower enclosure with overhead shower.

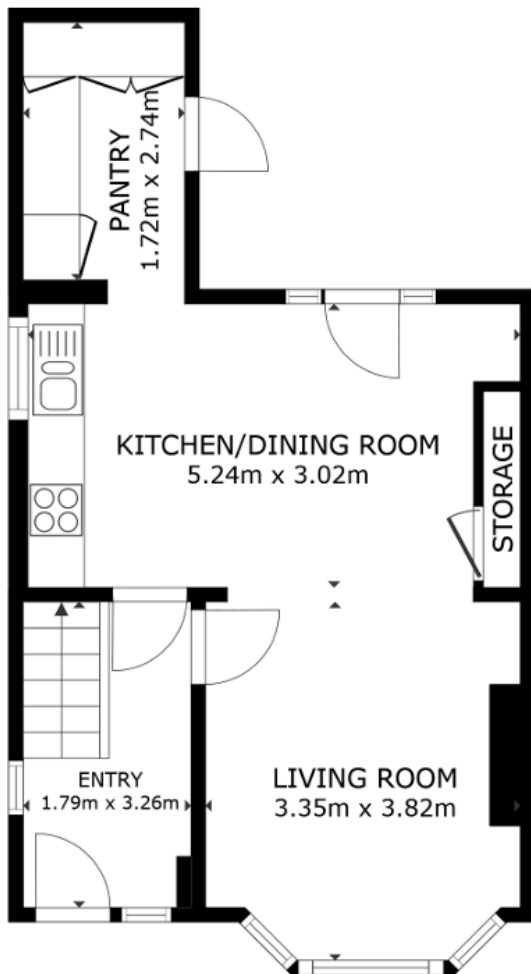
Garden

The garden faces Southwest with a patio directly to the rear of the property. Beyond the patio is a lawned area boarded by mature hedges. The timber shed backs onto a garden room with decking.

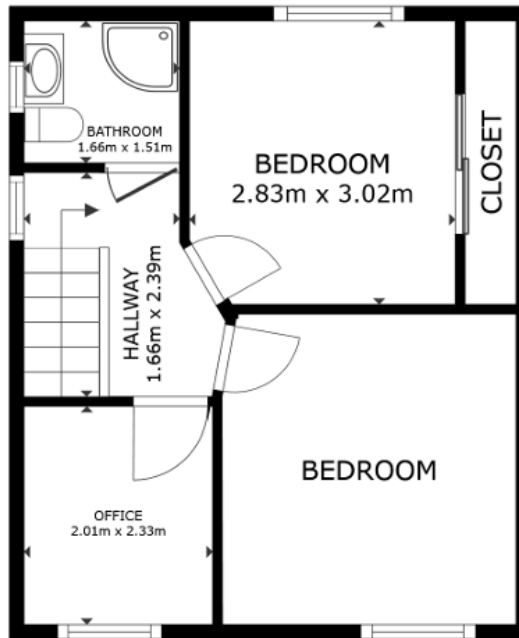
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Lettings • Sales • Management




FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 40.2 sq.m. FLOOR 2 33.7 sq.m.
TOTAL : 73.9 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Salcombe Crescent, Ruddington, NG11 6FZ