



R
&L

19 Clifton Road

Ruddington | NG11 6DD | £299,950

ROYSTON
& LUND

- Extended
- Immaculately Presented
- Bay Window In Living Room
- Great Transport Links
- Council tax band - B
- Two bedroom
- Bathroom w/ Four Piece Suite
- Period Features
- Walking Distance to Village Centre
- EPC rating - D





Royston and Lund are delighted to market this immaculately presented two bedroom, extended house situated on Clifton road in Ruddington.

Internal accommodation comprises a bay-fronted reception room with a feature log burner leading through to a dining room off which there are stairs leading to the first floor. To the rear of the dining room is an extended, recently fitted kitchen which offers ample natural light and provides access to the rear garden with a fully glazed rear gable and glass ceiling. The kitchen benefits from an integrated induction hob with splashback and extractor hood, integrated fridge, freezer, eye-level oven, washer dryer and dishwasher with a range of base and eye-level mounted cupboards and drawers.

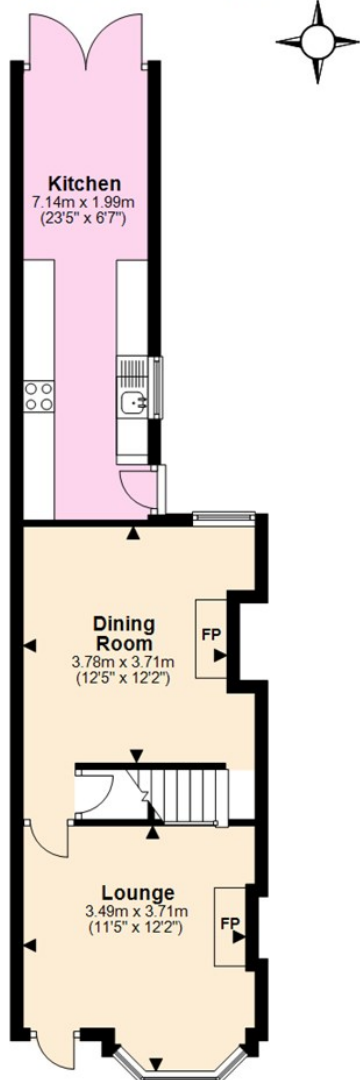
To the first floor there are two good sized double bedrooms and a family bathroom comprising a four-piece suite including a low level w/c, wash hand basin, bath and separate shower.

To the front of the property a block-paved driveway provides off-street parking and to the rear is a low maintenance, landscaped, enclosed garden benefitting from two patio areas separated by an artificial turf runway flanked by raised beds offering a selection of shrubs, plants and bushes plus shed.

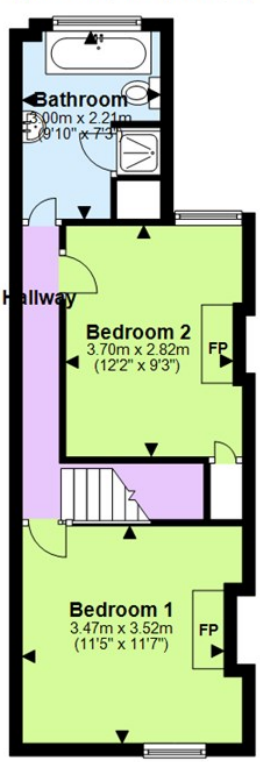
This property is ideally located close to the village high street which boasts numerous amenities including pubs, shops, restaurants and doctors surgery as well as having easy access to Rushcliffe Country Park not to mention great bus routes and access to the A453 and A52.



Ground Floor
Approx. 44.0 sq. metres (473.1 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.7 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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