

# HoldenCopley

PREPARE TO BE MOVED

Fuller Street, Ruddington, Nottinghamshire NG11 6HU

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Guide Price £260,000



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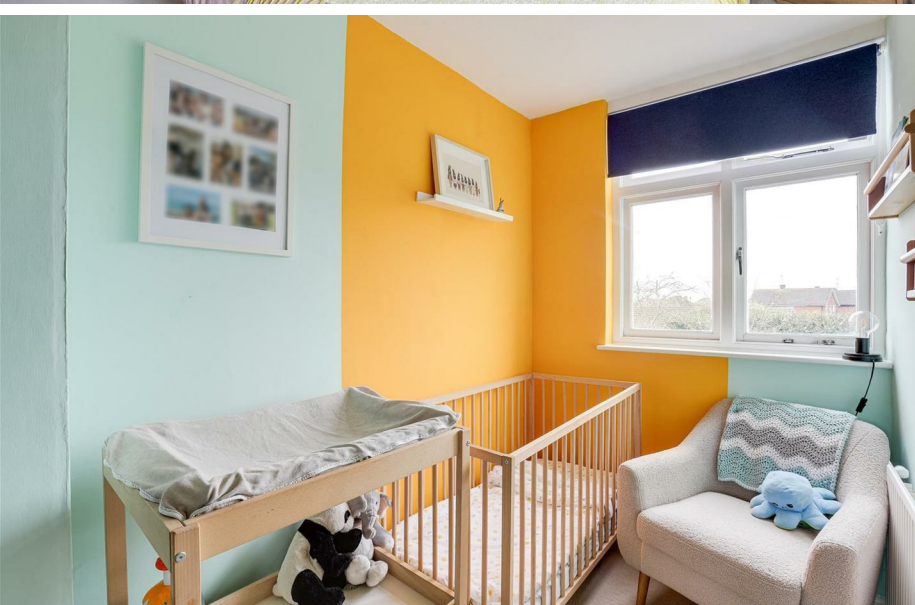
GUIDE PRICE - £260,000 - £280,000

This well presented two-bedroom mid-terrace house is a hidden gem, offering deceptively spacious accommodation and a character in the heart of the sought-after village of Ruddington. Perfectly positioned within walking distance of Rushcliffe Country Park, local shops, excellent transport links, and highly rated school catchments. The ground floor welcomes you with a delightful lounge/dining room, showcasing original features such as a stunning fireplace and wooden beams. The modern fitted kitchen provides a stylish yet practical space, perfect for everyday living and entertaining. The first floor offers two well-proportioned bedrooms, with the master bedroom featuring elegant fitted wardrobes, along with a contemporary three-piece shower room. The second floor reveals a versatile loft room, perfect for a home office, or personal retreat. Outside, the property continues to impress, with a front garden adorned with decorative stones and on-street parking. The private rear garden is complete with a patio for outdoor dining, a well-maintained lawn, and a decking area ideal for relaxation. A garden room at the rear enhances the property's versatility, offering potential as a home office, gym, or creative space. This home perfectly blends character, modernity, and practicality, making it an ideal choice for a variety of buyers.

MUST BE VIEWED







- Mid Terrace House
- Two Bedrooms & Loft Room
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Three Piece Shower Room
- Private Rear Garden With A Garden Room
- Original Features
- Close To Local Amenities
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance

3\*11" x 4\*1" (1.20m x 1.27m)

The entrance has double-glazed windows to the side elevations and a single door providing access into the accommodation.

Lounge/Dining Room

12\*7" max x 22\*3" (3.85m max x 6.80m)

The lounge/dining room has a double-glazed window to the front elevation, radiators, tiled flooring, carpeted stairs, a built-in under the stairs cupboard, fitted base cupboards, an original fireplace with a decorative surround and wooden beams to the ceiling.

Kitchen

7\*4" x 11\*11" (2.26m x 3.64m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob, a Belfast sink, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, a double-glazed window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

2\*4" x 6\*2" (0.72m x 1.90m)

The landing has carpeted flooring and provides access to the first and second floor accommodation.

Master Bedroom

10\*10" max x 11\*3" (3.32m max x 3.44m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

7\*0" max x 11\*2" (2.14m max x 3.41m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring and a radiator.

Shower Room

6\*9" x 4\*6" (2.06m x 1.39m)

The shower room has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower and waterproof wall panels, wood-effect flooring, a vertical radiator, an extractor fan and a double-glazed obscure window to the rear elevation.

SECOND FLOOR

Loft Room

12\*6" max x 11\*1" (3.82m max x 3.39m)

The loft room has a double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and eaves storage.

OUTSIDE

Front

To the front is on street parking and a single wooden gate that provides access into the garden with decorative stones.

Rear

To the rear is a private garden with a fence panelled boundary, a single wooden gate, a patio, a lawn, decking and a garden room.

Garden Room

8\*2" x 9\*10" (2.50m x 3.00m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 4G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

Any shared or communal facilities - Shared access way through back gardens

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

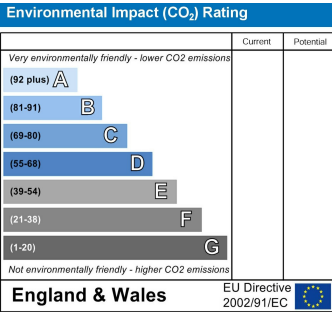
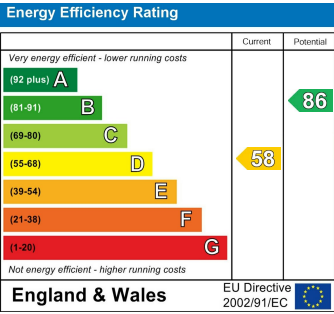
The vendor has advised the following:

Property Tenure is Freehold

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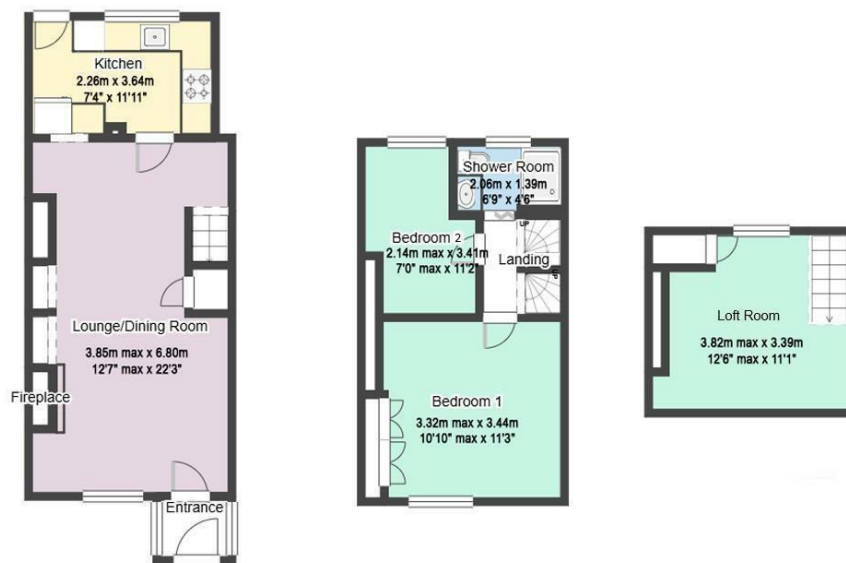
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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