

HoldenCopley

PREPARE TO BE MOVED

Wilford Road, Ruddington, Nottinghamshire NG11 6FB

£270,000 - £280,000

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GUIDE PRICE £270,000 - £280,000

WELL PRESENTED THROUGHOUT...

Nestled in a sought-after village location, this charming three-bedroom semi-detached house offers the perfect blend of character, comfort, and convenience. Perfectly suited for first-time buyers or growing families, the property is within easy reach of local shops, highly regarded schools, and excellent transport links, including East Midlands Airport and the scenic Rushcliffe Country Park. Step inside to discover a spacious ground floor featuring a welcoming dining room with a traditional fireplace and bay window, a cosy living room boasts a recessed chimney breast and a log burner, and a well-appointed fitted kitchen provides ample worktop space, integrated appliances, and practical storage. Upstairs, the first floor offers a generous double bedroom with built-in storage, a comfortable single bedroom, and a three-piece bathroom suite. The second floor has a bright double bedroom, complete with abundant storage and natural light. Outside, the property benefits from off-street parking via a driveway at the front, while the rear garden has a low maintenance patio area and an outhouse.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Log Burner
- Low Maintenance Garden
- Driveway
- Village Location
- Must Be Viewed





GROUND FLOOR

Dining Room

13'0" into bay x 12'5" (3.98m into bay x 3.79m)

The dining room has wood-effect flooring, a radiator, a traditional fireplace with a decorative surround, a UPVC double-glazed bay window to the front elevation, and a UPVC door providing access into the accommodation.

Hall

2'9" x 2'8" (0.84m x 0.82m)

The hall has wood-effect flooring, and in-built cupboard, and a UPVC double-glazed obscure window to the side elevation.

Living Room

12'9" x 12'4" (3.89m x 3.78m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove with a log burner and brick surround, a TV point, a UPVC double-glazed obscure window to the side elevation, and a UPVC double-glazed window to the rear elevation.

Kitchen

18'1" x 7'6" (5.52m x 2.30m)

The kitchen has fitted wall and base units with rolled-edge wood-effect worktops with a breakfast bar, a Belfast-style sink with a swan neck mixer tap, an integrated oven, an induction hob with a stainless steel extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, a radiator, partially tiled walls, a UPVC double-glazed obscure window to the side elevation, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'1" x 3'5" (1.86m x 1.06m)

The landing has carpeted flooring, a UPC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

12'5" x 11'10" (3.80m x 3.62m)

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

Bedroom Three

9'11" x 7'5" (3.04m x 2.27m)

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

Bathroom

9'6" x 4'5" (2.92m x 1.37m)

The bathroom has a concealed dual flush W/C, a wall vanity storage unit with a wash basin, a double-ended bath with central taps, an electric shower and hand-held shower head, a heated towel rail, an extractor fan, tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

13'0" x 12'4" (3.97m x 3.78m)

The second bedroom has carpeted flooring, under eaves storage and two Velux windows.

OUTSIDE

Front

To the front of the property is a graveled driveway for off-street parking and courtesy lighting, and access to the rear garden.

Rear

To the rear of the property is a low maintenance garden with a patio, an outhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

(upload)

Phone Signal – Good 4G/5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

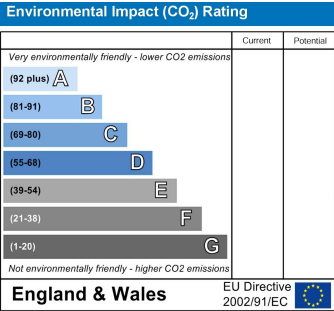
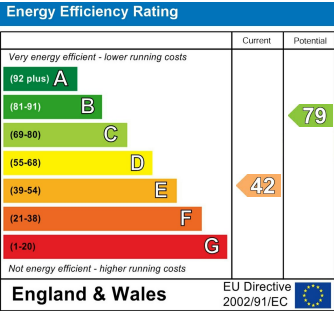
The vendor has advised the following:

Property Tenure is Freehold

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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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