



Camelot Street, Ruddington, Nottinghamshire NG11 6AN

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**£995 PCM**



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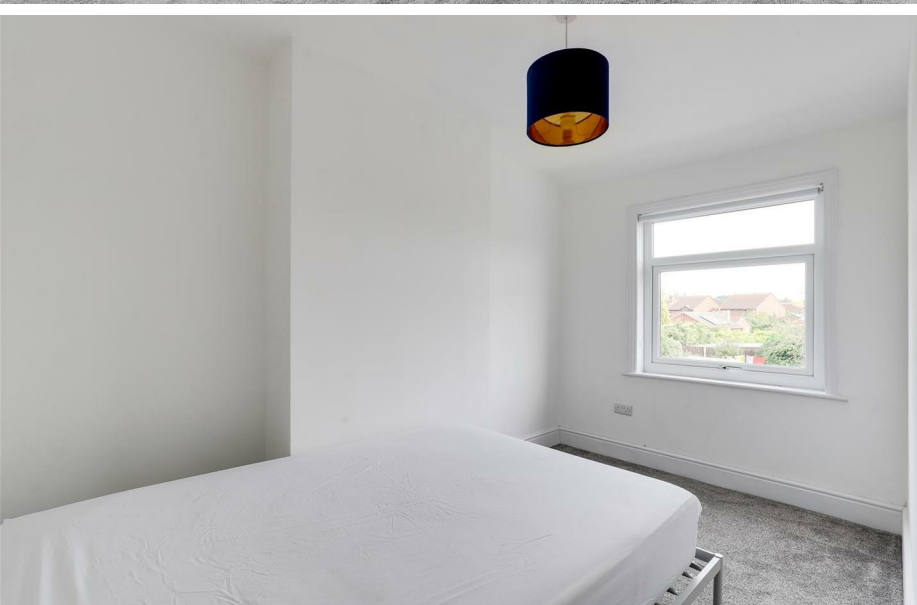


## BEAUTIFULLY PRESENTED THROUGHOUT...

This inviting mid-terrace house in Ruddington offers a perfect blend of modern, high-quality living in a popular and convenient location. The property features two bedrooms and is ideally suited for couples or working professionals seeking a stylish yet comfortable residence. The interior boasts contemporary, neutral decor throughout, creating a welcoming and versatile space. On the ground floor, you'll find a spacious living room, a modern and well-equipped kitchen complete with a range of appliances, and the added convenience of a utility room. The first floor hosts two generously sized double bedrooms, which share a sleek three-piece modern bathroom suite. Outside, the property presents a pebbled driveway providing an off street parking space for one. The rear of the house features a generously sized, low-maintenance garden. This space offers a paved seating area, complemented by an array of decorative plants and shrubs, all enclosed by a secure fence – creating an inviting environment, perfect for enjoying the Summer months. Situated in Ruddington, this house provides easy access to a variety of shops, dining options, and transportation links to both Nottingham and Derby City Centre, making it an ideal choice for those looking for a convenient and modern home in a highly sought-after location.

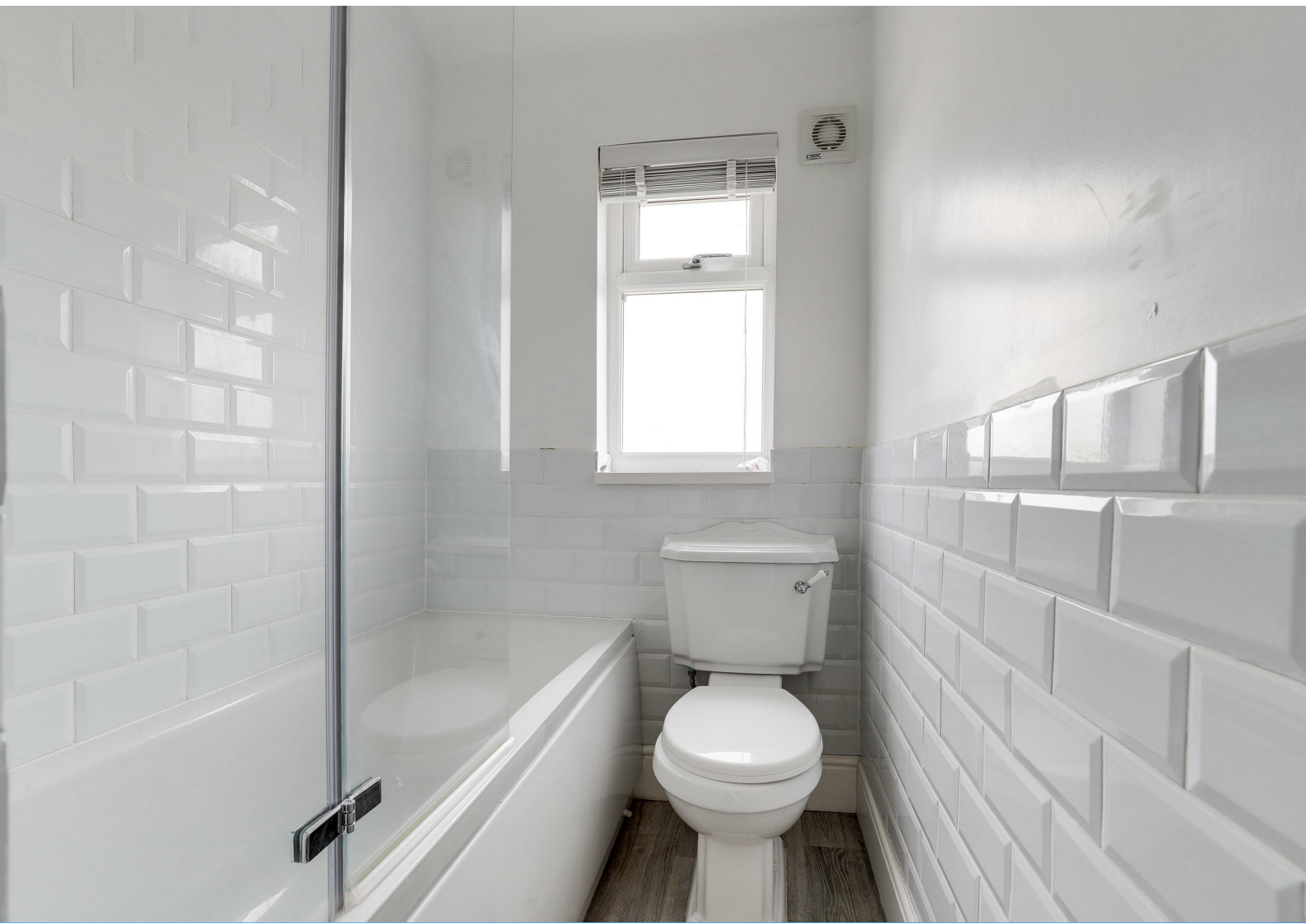
AVAILABLE NOW!





- Mid Terrace House
- Two Double Bedrooms
- Modern Fitted Kitchen/Diner
- Utility Room
- Three Piece Bathroom Suite
- Well Presented Throughout
- Rear Enclosed Garden
- Off Street Parking Available
- Popular Location
- 360 Virtual Tour











ACCOMMODATION

GROUND FLOOR

Living Room

12'2" x 12'2" (3.71m x 3.71m)  
The living room has wood effect laminate flooring, chimney breast, in-built storage cupboard, radiator, venetian blinds, UPVC double glazed window to the front elevation and a single composite door providing access into the accommodation

Kitchen

12'2" x 12'0" (3.71m x 3.68m)  
The kitchen has wood effect laminate flooring, recessed ceiling spotlights, chimney breast, vertical radiator, venetian blinds, partially tiled walls, range of fitted wall and base units with fitted wood effect worksurfaces, integrated fridge/freezer, integrated oven with electric hobs and over hood extractor fan, ceramic sink with a drainer mixer taps, washing machine and UPVC double glazed window to the rear elevation

Utility

11'0" x 3'6" (3.36m x 1.07m)  
The utility room has wood effect laminate flooring, recessed ceiling spotlights, fitted shelves, radiator, UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

5'8" x 3'4" (1.75 x 1.03)  
The landing has carpeted flooring, recessed ceiling spotlights, smoke alarm and provides access to the first floor accommodation

Master Bedroom

12'2" x 12'1" (3.72m x 3.70m)  
The main bedroom has carpeted flooring, chimney breast, in-built storage cupboard, radiator, black out blinds and a UPVC double glazed window to the front elevation

Bedroom Two

12'2" x 7'3" (3.72m x 2.23m)  
The second bedroom has carpeted flooring, chimney breast, black out blinds, double bed, radiator and a UPVC double glazed window to the rear elevation

Bathroom

8'11" x 4'6" (2.73m x 1.38m)  
The bathroom has wood effect laminate flooring, recessed ceiling spotlights, partially tiled walls, pedestal washbasin with taps, low level flush WC, panelled bath with mixer taps, wall mounted mains fed waterfall shower, shower over and shower screen, extractor fan, venetian blinds and UPVC double glazed obscure window to the rear elevation

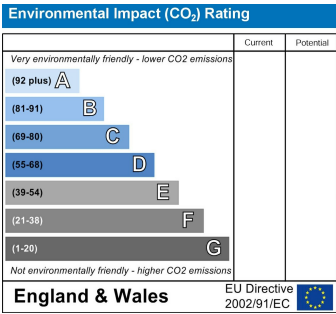
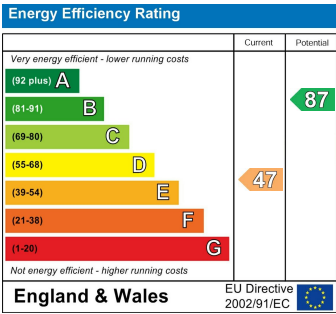
OUTSIDE

FRONT

To the front is a pebbled driveway offering an off street parking space

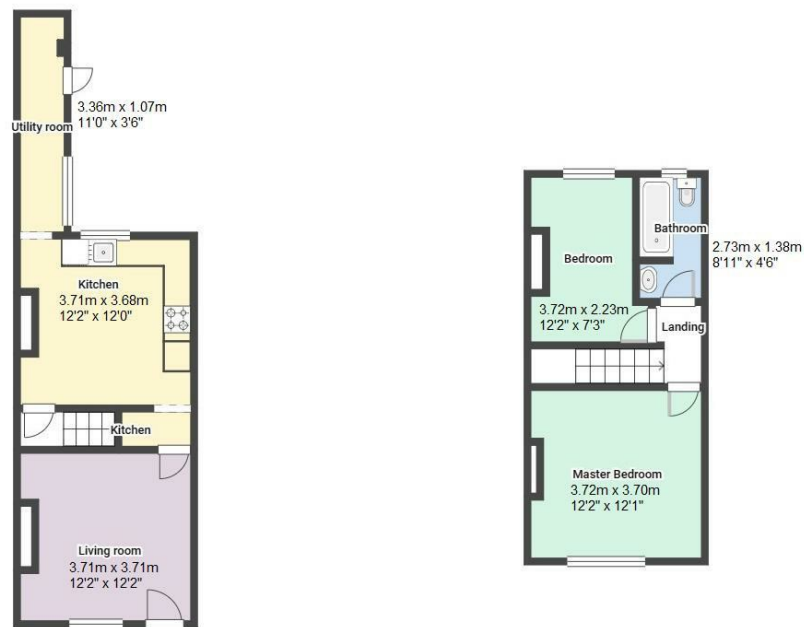
REAR

To the rear is a large enclosed garden with a paved seating area, pebbled area, range of plants with a fence surround



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**HoldenCopley**  
PREPARE TO BE MOVED



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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## 01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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