



14 Kempson Street,
Ruddington, NG11 6DX

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This modern semi-detached town house was built around two years ago, by the current owners, DDM Builders.

The property provides accommodation arranged over three floors including an entrance hall, a wc, and a breakfast kitchen with a range of built in appliances and bi-fold doors opening to the garden on the ground floor, a lounge, a bedroom and a family bathroom on the first floor, and two further bedrooms on the second floor.

Benefiting from CCTV, gas central heating, double glazing, and the remaining eight years of the original NHBC Warranty, the property has an enclosed garden to the rear, and a car port at the front providing off road parking for up to two vehicles.

Situated in the heart of the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is essential.

Guide Price £325,000





ACCOMMODATION

The entrance door has glazed panels to both sides, and gives access to the entrance hall.

The entrance hall has high gloss tiled flooring, ceiling spot lights, a storage cupboard, stairs off to the first floor, and doors into the ground floor wc, and the breakfast kitchen.

The ground floor wc is fitted with a wc and a wash hand basin. There is a window to the front.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and built in appliances including a dishwasher, a fridge, a freezer, and a double oven. There is a central island unit, a radiator, and bi-fold doors opening to the rear garden.

On reaching the first floor, the landing has stairs off to the second floor, and doors into the lounge, bedroom one, and the family bathroom.

The lounge overlooks the front, and has a radiator, and ceiling light points.

Bedroom one overlooks the rear, and has a radiator, and a wardrobe.

The family bathroom is fully tiled and fitted with a three piece suite comprising a bath with a shower attachment over, a wc and a wall mounted wash hand basin.

The second floor comprises one double bedroom, and one single bedroom. Both have a radiator, and ceiling spot lights.

OUTSIDE

The car port at the front of the property provides off road parking for up to two vehicles.

The rear garden is fully enclosed and includes a paved seating area, and a lawned area.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(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	



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