

205 Ruddington Lane, Nottingham, NG11 7BY



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Experience comfortable living in this delightful 3-floor property that boasts three double bedrooms and gardens to the front and rear.

The ground floor welcomes you with a cozy living room completed with gas fire, a well-equipped kitchen, utility and conservatory to relax and soak up the sun.

As you ascend to the first floor, it houses two spacious double bedrooms, and a 3 piece bathroom.

The third bedroom at the top level completes the property.

Benefiting from gas central heating and UPVC double glazing, the property has a well maintained garden to the front include a gated driveway and a low maintenance enclosed garden to the rear.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is highly recommended.

Guide Price £325,000















Accommodation

The UPVC entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is an understairs storage, and a door opening to the lounge.

The lounge has a bay window to the front, radiator, gas fire (which is disconnected) with wooden surround and marble hearth, concertina style wooden doors opening to the kitchen.

Fitted with a range of base and wall units, tiled splash backs and square edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven, a gas hob with an extractor hood over, and space and plumbing for a dishwasher. There is a window to the side, and a door into the utility area (which has plumbing for a washing machine, shelving and lighting). There are concertina style wooden doors opening to the conservatory,

The conservatory is of UPVC construction, ceiling and wall lights, radiator, French door leading out to the rear garden.

On reaching the first floor, the landing has doors into double two bedrooms and the family bathroom, which is fitted a three-piece suite comprising a paneled bath with shower over, a pedestal wash hand basin, and a WC.

Moving up to the top floor there is a further double bedroom with two velux widows to the front and rear.

Outside

There is enclosed garden at the front of the property including a driveway, which has mature shrubs, and a pathway to the entrance door. There is further timber pedestrian gated access to the rear garden.

The rear garden is enclosed by timber screen fencing is fully paved and has a timber shed.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,529.00

Referral Note

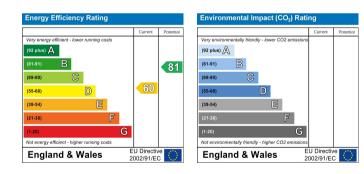
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DISCLAIMER NOTES

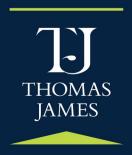
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