



19 Shaw Street,
Ruddington, NG11 6HF

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Situated in the heart of the popular south Nottinghamshire village of Ruddington, and offered to the market with no upward chain, this mid town house will make an ideal first time or investment purchase.

The property provides accommodation arranged over three floors including; a lounge, and an open plan breakfast kitchen/dining area with French doors opening to the rear garden on the ground floor, a bedroom and fitted shower room on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating and double glazing, the property has a small forecourt to the front.

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.

Viewing is recommended.

Guide Price £229,000





ACCOMMODATION

The composite entrance door opens into the lounge.

The lounge has a window to the front, a radiator, feature fireplace, and access to the inner hall.

The inner hall has a storage cupboard, and gives access to the open plan breakfast kitchen/dining area.

Fitted with a range of wall, drawer and base units, the breakfast kitchen/dining area has space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, and space for a cooker. The stairs rise to the first floor from here, there is a radiator, a ceiling light point, a window to the rear, and French door opening to the rear garden.

On reaching the first floor, the landing has doors into one bedroom and the shower room, and stairs rising to the second floor.

The bedroom has a window to the front, a radiator, and a ceiling light point.

The shower room is fitted with a shower cubicle, a wash hand basin, and a low flush wc.

The second floor bedroom has a Velux window, and a radiator.

OUTSIDE

At the front of the property, there is small forecourt, leading to the entrance door.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

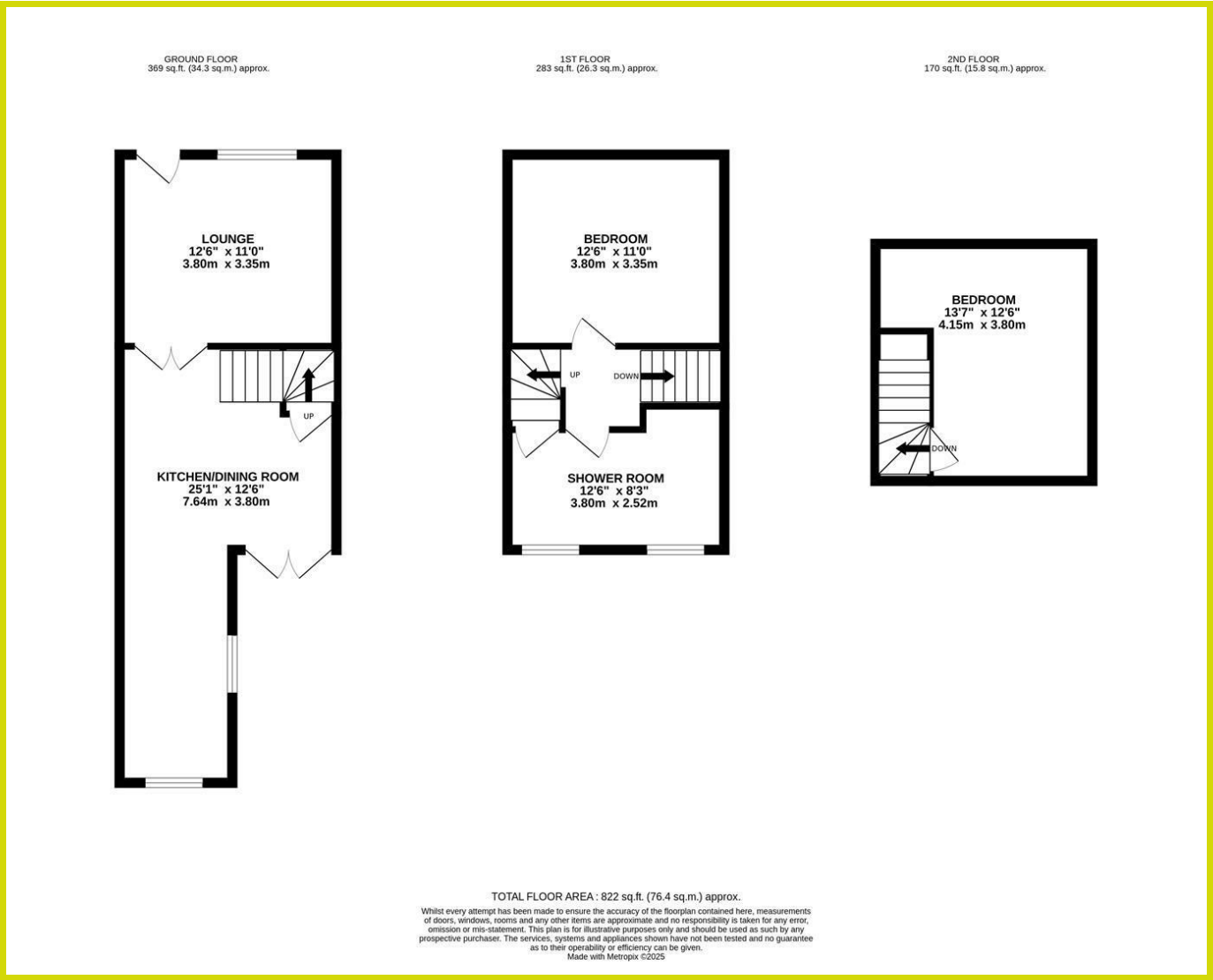
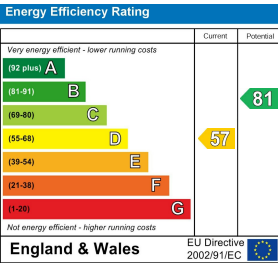
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