



4 Musters Road,
Ruddington, NG11 6HT

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****Guide Price £275,000 to £285,000****

This mid terraced home provides accommodation arranged over two floors. To the ground floor there is an entrance hall, a lounge with an open archway to a dining area, with door opening to the rear garden, plus a galley kitchen. To the first floor there is a landing, three bedrooms (one with built in wardrobes), and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a garage, which is set in a block to the rear, providing off road parking.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £275,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. The entrance hall has stairs rising to the first floor, a ceiling light point and a door into the lounge.

The lounge has a bay window to the front, laminate flooring and gives open access to the dining area.

The dining area has an open archway to the galley kitchen, and a UPVC door opening to the porch and then to the rear garden.

Fitted with a range of wall, drawer and base units, the galley kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, dishwasher and space for a fridge/freezer. There is a window overlooking the rear garden.

On reaching the first floor, the landing has doors opening into all three bedrooms and the bathroom.

Bedroom one and three have windows to the front, built in wardrobes, and a ceiling light point.

Bedrooms two and the family bathroom both have windows to the rear.

Completing the accommodation, the bathroom is fitted with a three piece suite comprising; a bath with an electric power shower, a wc, and a wash hand basin with a mixer tap over. The gas boiler is housed in the airing cupboard on the landing.

OUTSIDE

At the front of the property there is a garden area, and a pathway leading to the entrance door.

The rear garden is fully enclosed and includes; a patio seating area, and a lawned area. There garden has an external tap, and a pedestrian gate giving access to the garage area, and a pathway to Asher Lane.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

Referral Arrangement Note

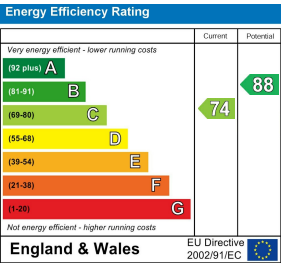
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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