



25 Easthorpe Street,
Ruddington, NG11 6FJ

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**** RECENTLY RENOVATED ** GUIDE PRICE £200,000 - £225,000 ****

This end terraced cottage offers accommodation arranged over three floors.

To the ground floor there is a reception room and a contemporary fitted kitchen, the first floor accommodation includes a bedroom and a modern bathroom, and the second floor features an additional bedroom.

Benefiting from UPVC double glazing and gas central heating with a combination boiler, the property also has an enclosed patio garden at the rear.

Located in the highly sought-after south Nottinghamshire village of Ruddington, the property is conveniently situated near various amenities such as shops, schools, churches, a doctors surgery, a golf course, and a country park. Excellent transport links and main road routes provide easy access to Nottingham City Centre, the Queens Medical Centre, and the M1.

Viewing is essential!

OFFERED TO THE MARKET WITH NO UPWARD CHAIN!

Guide Price £200,000





Directions

Easthorpe Street can be located between Loughborough Road and High Street, Ruddington.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With an external downlight, opens to the:-

Reception Room

Double glazed window to the front elevation, ceiling spot lights, radiator, meter cupboard, under stairs storage cupboard with spot light, step up into the:-

Kitchen

Newly fitted with a range of base and wall units, tiled splash backs and marble effect work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, built in electric oven, and a four ring gas hob with an extractor hood over.

Double glazed window to the rear elevation, tiled flooring, radiator, ceiling spot lights, door to the:-

Rear Hallway

Stairs off to the first floor, UPVC door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the rear elevation, radiator, storage cupboard housing the combination boiler, stairs off to the second floor (with a wall light), doors into bedroom one and the bathroom.

Bedroom One

Double glazed window to the front elevation, ceiling spot lights, radiator.

Bathroom

Fitted with a white suite comprising a corner bath with a shower attachment over, a low flush wc, and a wash hand basin.

Double glazed window to the side elevation, ceiling spot lights, chrome heated towel rail, tiled flooring, extractor fan.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Ceiling spot lights, door into:-

Bedroom Two

Double glazed window to the front elevation, ceiling spot lights, radiator.

Council Tax Band

Council Tax Band TBC.

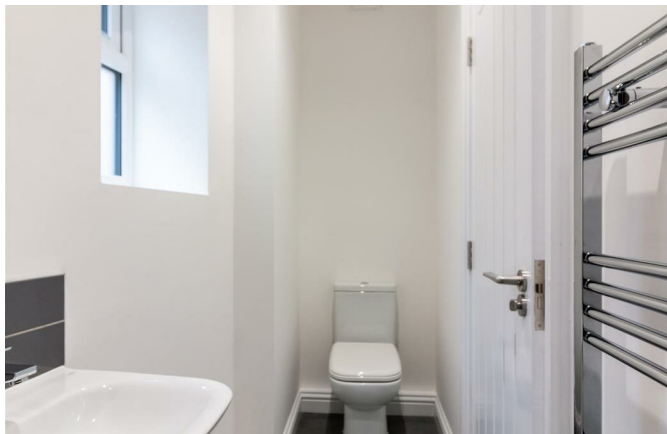
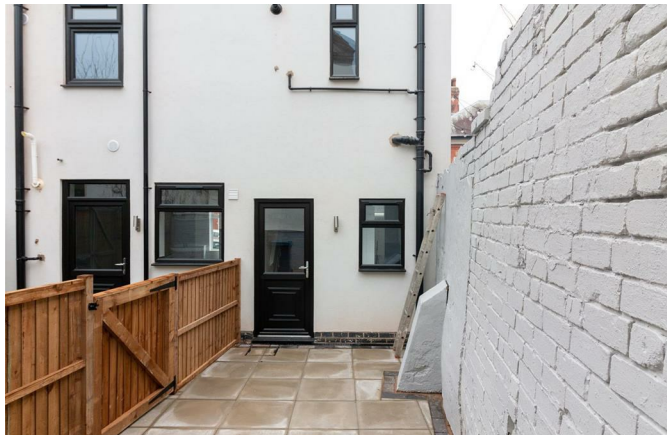
OUTSIDE

At the front, the property is flush to the pavement.

The rear garden is laid to patio with timber panelled fencing to the boundary, and gated access (across the neighbouring property).

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

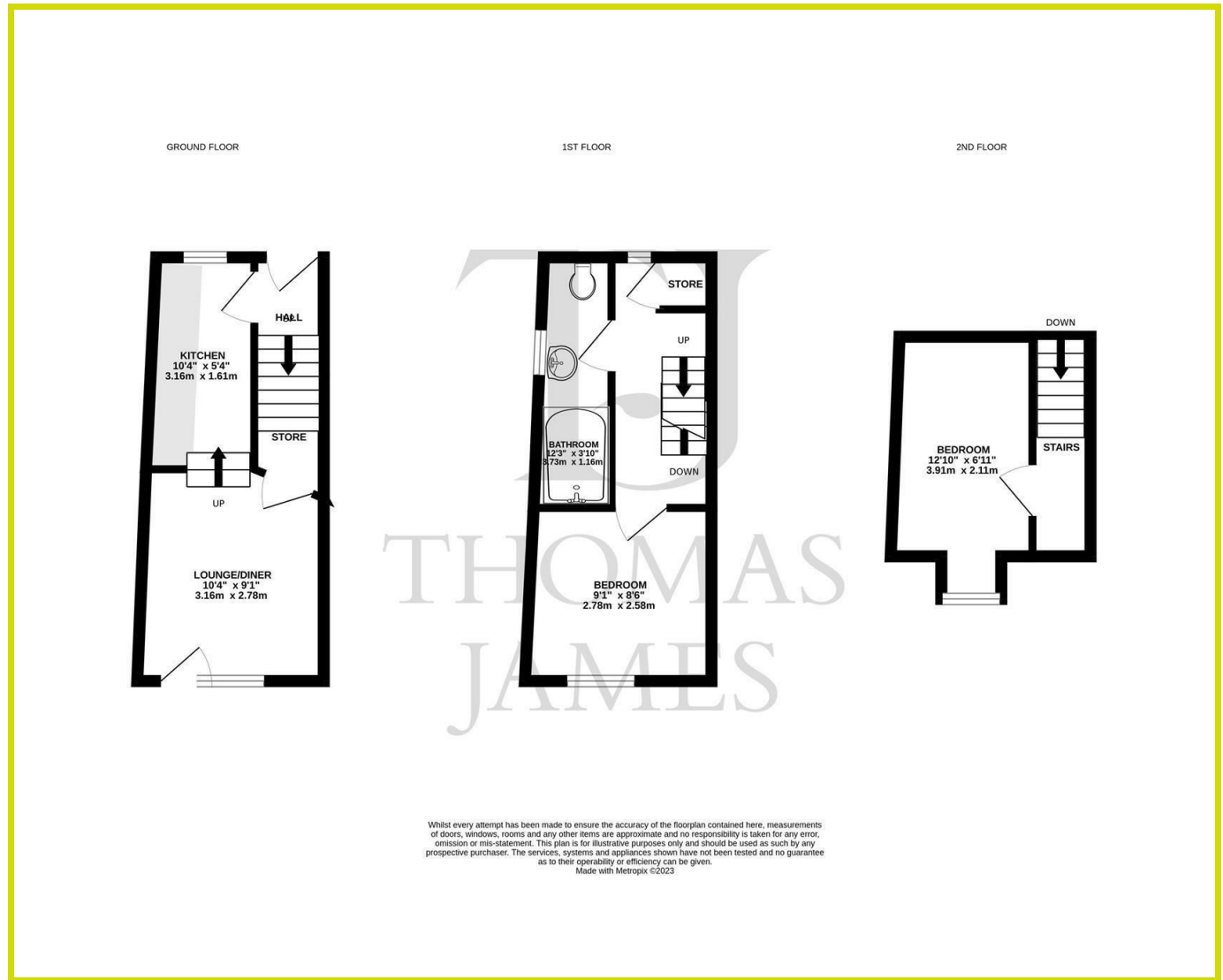
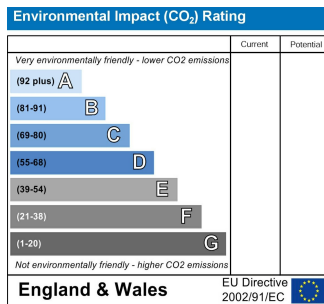
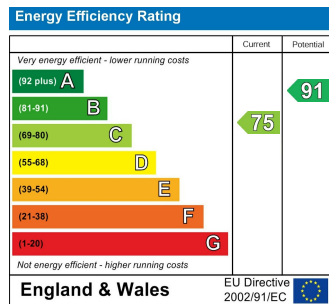


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