

# Roe Gardens

Ruddington  
Nottingham  
NG11 6AQ

**Guide Price £260,000**



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Location



Gallery



Video



Contact



0115 841 1155



- Mid-terraced house
- Three bedrooms
- Two bathrooms
- Conservatory
- Kitchen/diner
- Rear garden
- Parking
- Garage
- Council tax - Band B
- Tenure - Freehold



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## Key Features

FHP Living are pleased to offer to the market this 3-bedroom mid terraced house in this popular Charles Church development. Located in the village of Ruddington that offers local shops, amenities, and good links to West Bridgford and Nottingham. There are also many local walks including the popular Rushcliffe Country Park.

The house is in good condition throughout and comprises entrance hallway, WC, living room, kitchen/diner and conservatory. To the first floor there is a master bedroom with fitted wardrobes and en-suite shower room. There are two additional bedrooms and family bathroom.

Outside to the front is a gated garden with path to the front door. To the back is a raised decking area and garden. There is also direct access to the garage and a parking space to the rear of the property.



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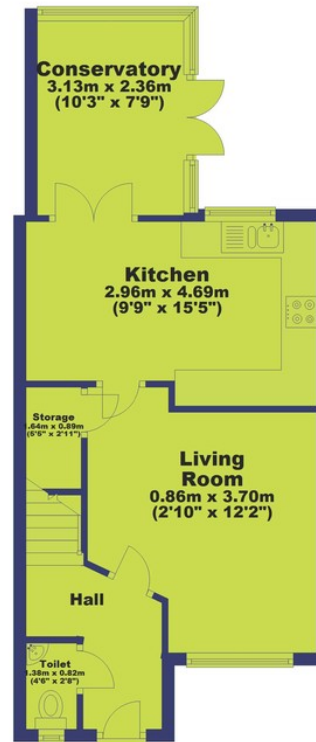
Contact

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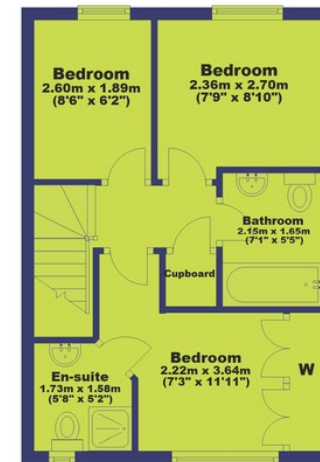
### Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



### First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



### Garage

Approx. 14.0 sq. metres (150.3 sq. feet)



**Total area: approx. 89.3 sq. metres (961.3 sq. feet)**



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.