



20 Camelot Street, Ruddington, NG11 6AN

Offers Around £240,000



Marriotts



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- Three bedrooms
- Off-street parking
- Modern kitchen & bathroom
- Desirable location
- Lounge & dining room
- Enclosed lawned rear garden

A very well presented mid-terraced house on the edge of a very popular village, with three bedrooms, off-street parking, two reception rooms, modern kitchen and bathroom! In addition to being just a short drive to West Bridgford and the city, the A453 is also easily accessible, leading to the M1 and East Midlands Airport!



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Lounge

With UPVC double glazed front door and window, radiator and under under-stair cupboard with door through to the dining room.

Dining Room

Door and stairs leading to the first floor landing, UPVC double-glazed rear window and radiator.

Kitchen

A range of wall and base units with granite effect worktops and stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point, plumbing for a washing machine, wood style floor covering, radiator, UPVC double-glazed side door and window, and concealed Ideal combination gas boiler.

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

Decorative cast iron fireplace, UPVC double glazed front window, radiator and picture rail.

Bedroom 2

Decorative cast iron fireplace, UPVC double glazed rear window, radiator and over-stair wardrobe with loft access.

Bedroom 3

With UPVC double glazed front window.

Bathroom

Consisting of bath with chrome mains shower and tile surround, pedestal wash basin with tiled splashback and toilet. Radiator, slate tile effect floor covering, extractor fan and UPVC double-glazed rear window.

Outside

To the front, the property has off-street parking. Shared side passage leads to a rear gate and, in turn, to the rear of the property. To the rear is an outside tap, LED floodlight, paved/graveled yard area, and stepping stones leading to the lawn with further paved seating area, gravel border, and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

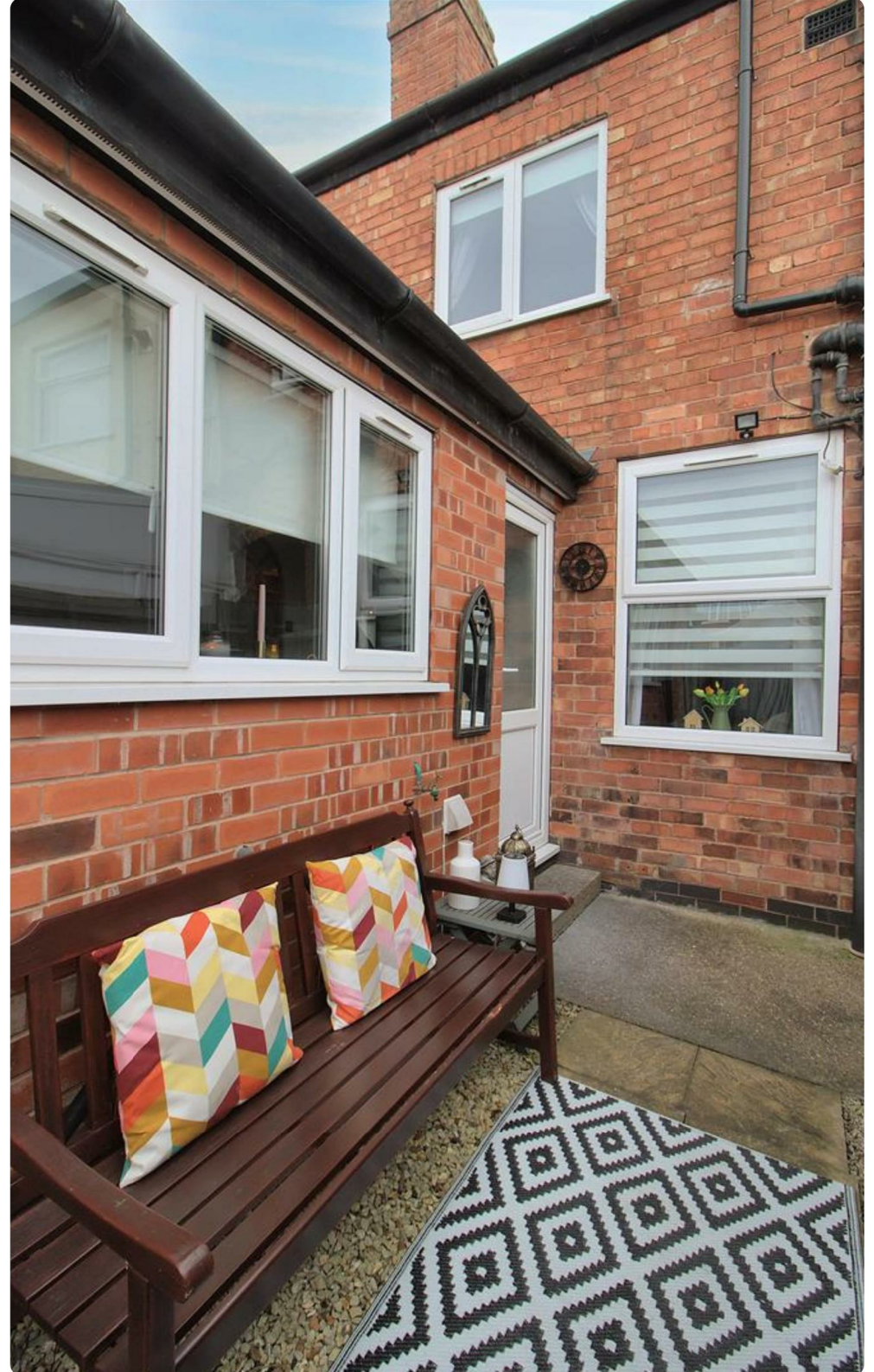
MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent



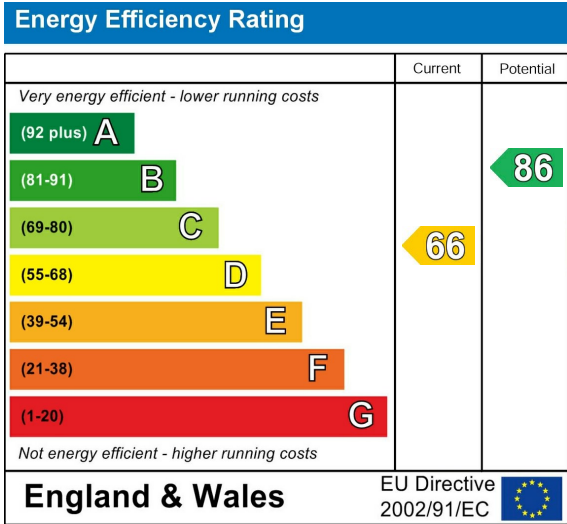




WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

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5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).