



Cliffe Avenue, Ruskington



£165,000

- Semi Detached House
- Two Bedrooms
- Popular Village Location
- Detached Single Garage
- Well Presented Throughtout
- Conservatory
- Freehold
- EPC rating C; Council Tax Band B



Located in the ever popular village of Ruskington is this well presented Two Bedroom Semi-Detached House. The property benefits from a detached single garage with a low maintenance West Facing rear garden, internally comprising; Entrance Porch, Lounge, Dining Area, Kitchen, Conservatory, Two Bedrooms and Bathroom. An early viewing is highly recommended to fully appreciate the standard and location of property on offer.

Entrance Porch

With part glazed Entrance door and further window to side aspect.

Lounge

4.04m x 4.15m (13'4" x 13'7")

Having TV point, BT point, stairs leading to first floor, window to front aspect and radiator.

Dining Area

2.08m x 2.68m (6'10" x 8'10")

With French doors to conservatory and two radiators.

Kitchen

1.85m x 2.68m (6'1" x 8'10")

Having a range of base and eye level units with work surface over, sink with drainer and mixer tap, electric oven with electric hob and extractor hood over, space and plumbing for washing machine and window to rear aspect.



Conservatory

3.40m x 2.43m (11'2" x 8'0")

Being part brick and uPVC build, glazed uPVC door to driveway, French doors to garden and tiled flooring.

Landing

With stairs taken from lounge and access to loft space.

Bedroom One

4.03m x 3.31m (13'2" x 10'11")

With storage over stairs, window to front aspect and radiator.

Bedroom Two

2.08m x 3.38m (6'10" x 11'1")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising bath with shower over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail and window to rear aspect.

Garage

2.48m x 5.18m (8'1" x 17'0")

With up and over garage door to front, personnel door to garden, electric and lighting.

Outside

The front of the property offers ample parking with a large driveway leading to single garage, further area laid to lawn with pathway to front door.

The West facing rear garden is of low maintenance being laid to lawn with two patio areas, outside tap and timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

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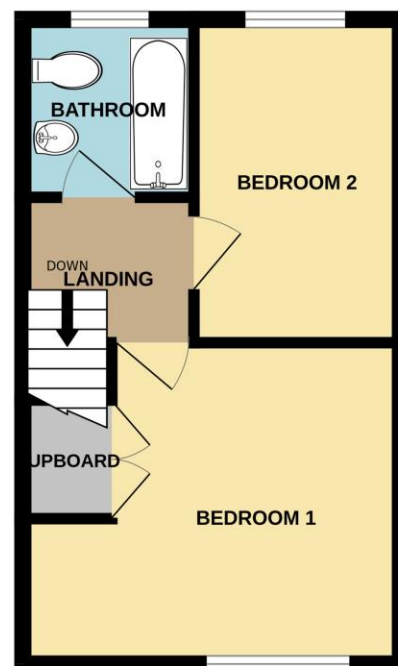


Floorplan

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



CLIFFE AVENUE, RUSKINGTON, NG34 9AU

TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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