



Roxholm Close, Ruskington
£165,000



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Key Features

- Semi-Detached House
- Two Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- Ample Parking
- Lounge and Kitchen Diner
- EPC rating D
- Freehold





Offered for sale with no onward chain, this two-bedroom semi-detached house is located in the sought-after village of Ruskington. The accommodation includes a lounge, kitchen diner, two bedrooms, and a family bathroom. Outside, the property benefits from ample parking to the front and a generous sized rear garden. Viewing is highly recommended.

Lounge 4.42m x 3.38m (14'6" x 11'1")

Having a box window to the front, stairs to the first floor landing, real effect electric fire, TV and telephone point with access to the Kitchen.

Kitchen Diner 2.18m x 3.38m (7'2" x 11'1")

Having a range of modern base and eye level units with work surface over, inset sink drainer unit, integrated oven and hob, plumbing for washing machine, space for fridge freezer, window and UPVC door to the rear.

Landing

With stairs taken off the Lounge. Airing cupboard with central heating Combination boiler, shelving and further store cupboard.

Bedroom One 2.77m x 2.49m (9'1" x 8'2")

Having window to the front, radiator, fitted wardrobes.

Bedroom Two 1.91m x 2.18m (6'4" x 7'2")

With window to the rear and radiator.

Family Bathroom

Having a modern suite comprising low level WC, hand wash basin, bath with electric shower over, part tiled walls, radiator and window to side.

Outside

The front garden is laid to lawn, there is a block paved driveway providing ample parking with gated access to the rear. The rear is of a generous size and laid to lawn with hard standing for garden shed and panel fencing surround.

Agents Note

These are draft particulars awaiting vendor approval.

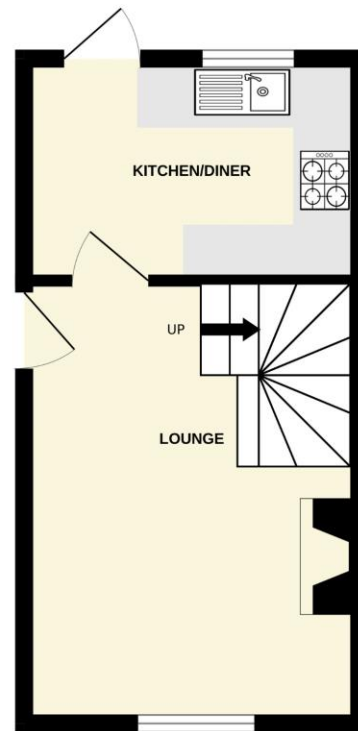
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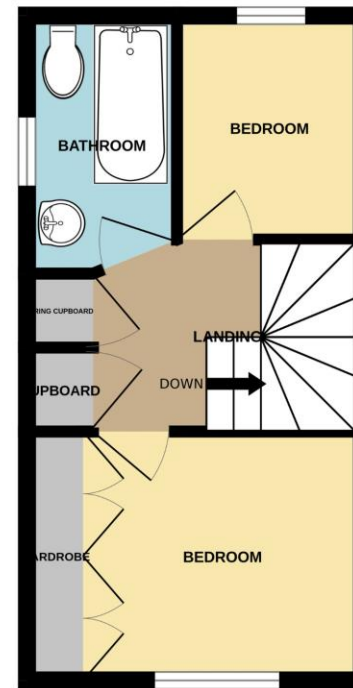
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GROUND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



ROXHOLM CLOSE, RUSKINGTON NG34 9EF

TOTAL FLOOR AREA: 473 sq.ft. (44.0 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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