



137 Ruddington Lane

| NG11 7BY | Asking Price £350,000

ROYSTON
& LUND

- Guide Price £350,000 to £365,000
- Extended & Loft Converted
- Completely Refurbished Throughout
- Local Amenities Nearby
- EPC Rating C - Freehold
- Three Bedroom Semi-Detached
- Close To Tram & Bus Stop
- Catchment For Popular Local Schools
- Off Street Parking
- Council Tax Band B





Guide Price £350,000 to £365,000

Royston and Lund are delighted to bring to the market this completely refurbished three bedroom, three storey home in Wilford. Set back from the road with off street parking at the front, this property has been extended to the rear and has a loft conversion. The property also sits within close proximity of both the tram stop and a bus stop, allowing easy commutes into the City Centre.



Entering into the hallway there is access into the lounge and stairs to the first floor. The lounge features a bay window and leads to the kitchen diner at the rear that has a range of integrated appliances including an oven, extractor fan, dishwasher, washing machine and a fridge/freezer, as well as a long understairs storage cupboard.

To the first floor there are two bedrooms that both have built in wardrobes and a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The second floor is now the main bedroom and has a dressing area with Juliette balcony and an en-suite shower room. To the rear of the property there is a patio, long lawned garden with mature shrubs and fenced boundaries.

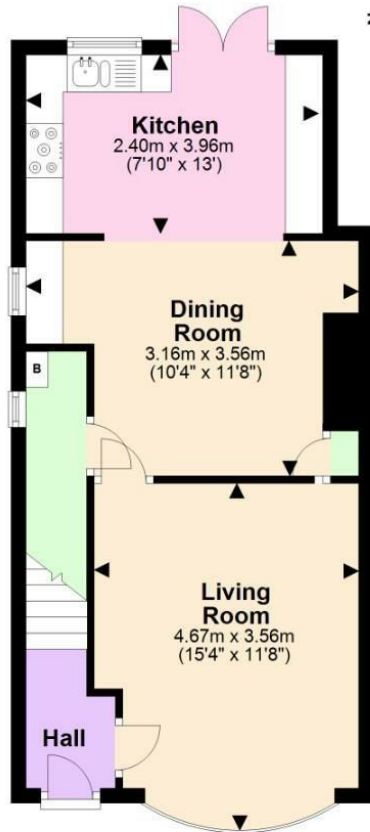


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

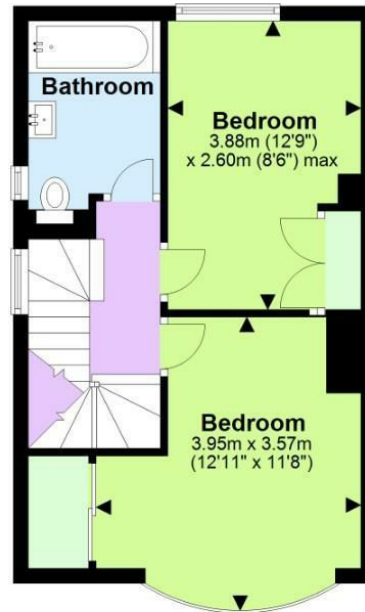
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



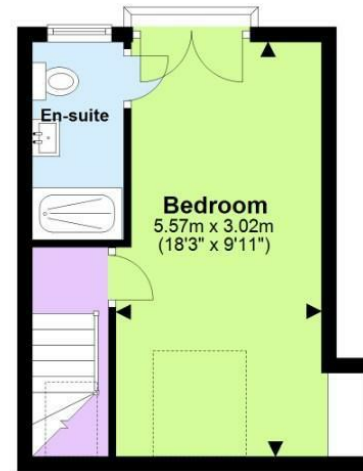
First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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