



16 Ruddington Lane

| NG11 7BH | Guide Price £330,000 - £350,000

ROYSTON
& LUND

- GUIDE PRICE £330,000 - £350,000
- Immaculately Presented
- Low Maintenance Rear Garden
- Ensuite
- EPC Rating - B
- **NO ONWARD CHAIN**
- Integrated Kitchen Appliances
- Downstairs WC
- Numerous Amenities Close By
- Freehold - Council Tax Band - C





****EXCELLENT LOCATION****

****GUIDE PRICE £330,000 - £350,000****

****NO ONWARD CHAIN****

Built in 2008 by David Wilson Homes as part of the modern estate located just behind the property this home is situated at the end of a cul de sac with numerous amenities around, such as being a short walk from very highly sought after schools, not to mention being a brief drive from central avenue in West Bridgford where there are pubs and restaurants on offer as well as local shops and park walks. This particular property is a stone's throw from Wilford lane tram stop that takes you straight into the city centre. This property would be perfect for a growing family or a buy to let.

Ground floor accommodation consists of a generous size living room with large window letting in lots of natural light along with integrated cupboard and ledge space making storage stylish and versatile. The kitchen area is an ample size with modern integrated appliances such as oven, hob and extractor fan, the kitchen also boasts of dining space which grants access to the rear garden via french opening doors and an under stair utility room for added convenience. The ground floor also benefits from a downstairs WC.

To the first floor there are three well proportioned bedrooms, the main bedroom and bedroom two are doubles and have integrated wardrobes. The main bedroom also has access to an ensuite shower room consisting of shower, wash basin and WC. There is also a second three piece bathroom to the first floor.

Facing the property there is ample parking under cover and a further space right outside the property. To the rear of the property there is a low maintenance patioed garden with decked seating area perfect for the summer months.

There is an annual estate charge of £300 P/A for the maintenance and use of communal areas to the housing estate located through the pathway which these properties are part of.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

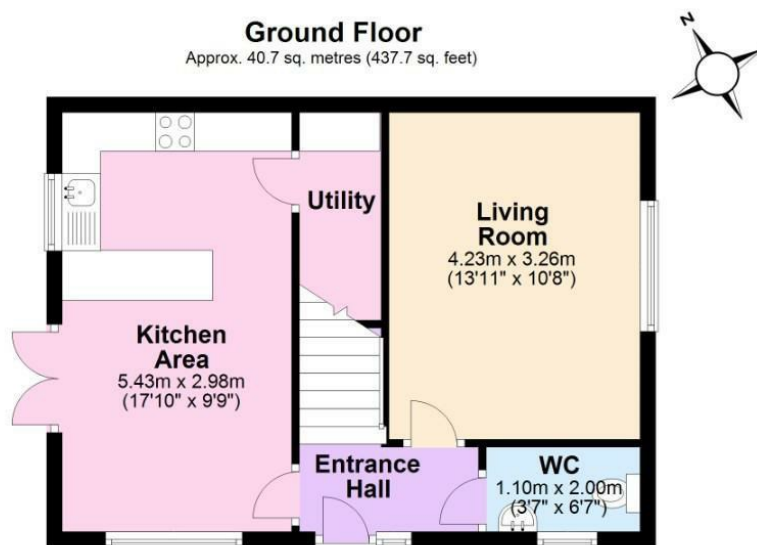
Environmental Impact (CO₂) Rating

	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. 40.7 sq. metres (437.7 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 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.

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