



5 Samson Court,
Nottingham, NG11 6AP

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This end terraced home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a recently refitted kitchen with a range of integrated appliances on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

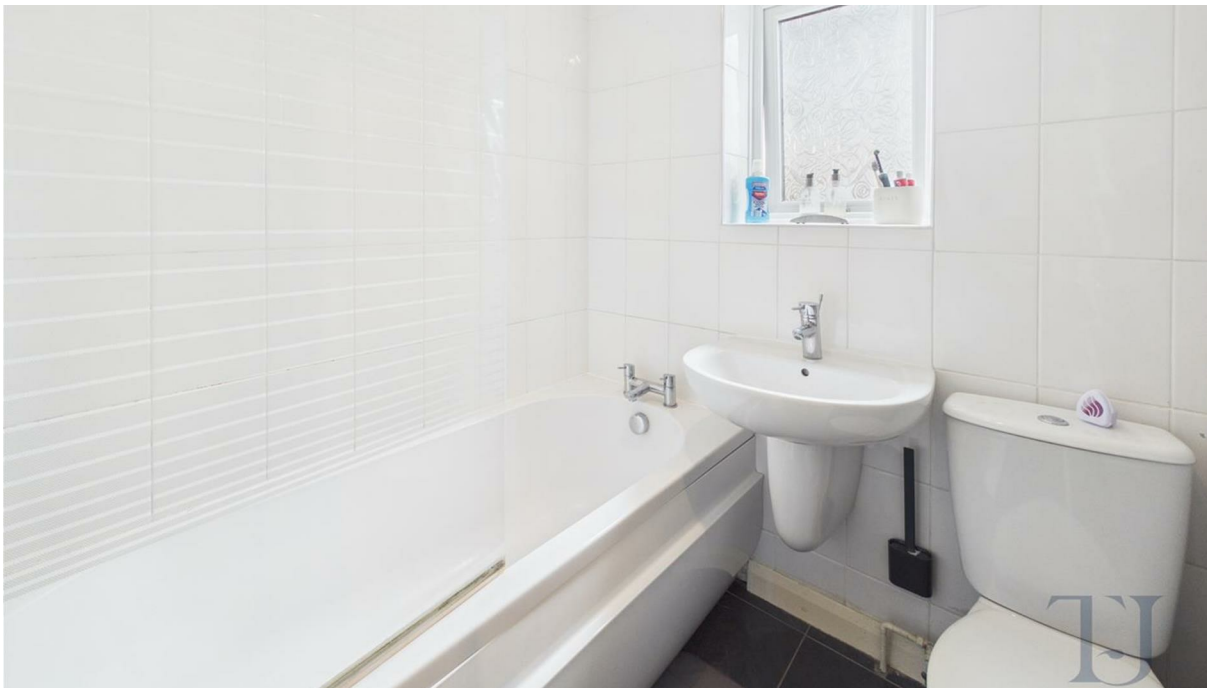
Benefiting from gas central heating, and UPVC double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus allocated car parking at the side.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £230,000





ACCOMMODATION

The UPVC entrance door (with obscure glazing) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a ceiling light point, a radiator, and access to the lounge.

The lounge has a UPVC double glazed window to the front, a radiator, a ceiling light point and two wall light points, an alcove (with provision for a wall mounted television), and access to the kitchen.

Recently refitted, the kitchen has a range of modern wall, drawer and base units, tiled splash backs and roll edge work surfaces, a built in recycling bin, and integrated appliances including; a washing machine, a dishwasher, an AEG oven, and a four ring gas hob with an extractor hood over. There is a UPVC double glazed window to the rear, tiling to the floor, a vertical radiator, a ceiling light point, and UPVC door opening to the garden.

On reaching the first floor, the landing has a UPVC double glazed window to the side, a ceiling light point, and access to two bedrooms, and the bathroom.

Bedroom one has a UPVC double glazed window to the front, a radiator, a ceiling light point, decorative wall panelling, and two storage cupboards (one of which houses the combination boiler).

Bedroom two has a UPVC double glazed window to the rear, a radiator, a ceiling light point, and a decorative dado rail.

Completing the accommodation, the bathroom has a bath with a mains fed shower (with a rainfall shower head) over, a wash hand basin with a mixer tap, and a wc. There is an obscure UPVC double glazed window to the rear, wood panelling and tiling to the walls, tiling to the floor, and a heated towel rail.

OUTSIDE

At the front of the property there is a lawned garden.

There is a car park with allocated space at the side, and timber gated pedestrian access to the rear garden.

The rear garden includes; two patio seating areas, a lawned area, and two gravelled areas. Enclosed by timber screen fencing, the garden also has an external tap.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

Referral Arrangement Note

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MONEY LAUNDERING

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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	



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