18 Fuller Street,
Ruddington, NG11 6HU

THOMAS JAMES

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This characterful mid terraced cottage offers a wealth of charm, and provides accommodation arranged over three floors including; an entrance porch, and a lounge/dining room with open access to the kitchen (which has French doors opening to the rear garden) on the ground floor, a double bedroom with a Juliette style balcony, and the bathroom on the first floor, and a further bedroom on the second floor.

Benefiting from double glazing, and gas central heating with a combination boiler, the property also has fully enclosed gardens to both the front and rear.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of 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 £250,000

ACCOMMODATION
The wooden entrance door (with glazed panels) opens to the entrance porch. The entrance porch has a double glazed window to the side, a ceiling light point, and a door opening to the lounge/dining room.

The lounge has a window to the front, a feature log burner fire set on a tiled hearth with tiled inset and wooden surround, two wall storage cupboards, a display cabinet, a dado rail, exposed beams, a radiator, Oak flooring, and an open archway into the dining area. The dining area has stairs rising to the first floor, exposed beams, a dado rail, Oak flooring, a radiator, a latch door giving access to the CELLAR (Currently used for log storage), plus two archways and steps down into the kitchen.

The cottage style kitchen has fitted wall cupboards, tiled splash backs, Oak work surfaces, an inset Belfast sink unit with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, and space for an oven. The wall mounted central heating boiler is housed here, there is quarry tiled flooring, and UPVC double glazed French doors opening out to the rear garden.

On reaching the first floor, the landing has a window to the rear, stairs rising to the second floor, space for a seating area, two ceiling light points, a radiator, and doors giving access to bedroom one, and the bathroom.

Bedroom one has a feature fireplace with a tiled hearth, a ceiling light point, Oak flooring, a radiator, a dado rail, and double glazed double doors opening out to the Juliette style balcony.

The bathroom has a three piece suite comprising; a freestanding bath with mixer tap and shower attachment, a pedestal wash hand basin, and a low flush wc. There is an opaque window to the rear, partial tiling to the walls, half height wooden wall cladding, laminate flooring, a ceiling light point, and a radiator.

Situated on the second floor, bedroom two has a window to the rear, storage into the eaves, a ceiling light point, and a radiator.

OUTSIDE
To the front of the property there is pedestrian gated access to the fully enclosed gravelled garden. There are hedged and walled boundaries, a shrub border, a log store, and a pathway leading to the entrance door.

The fully enclosed rear garden includes; a decked area with feature trellising, various climbers, mature shrub borders, and established trees. The garden also houses a timber framed summer house (with power and lighting), and a timber storage shed. There is pedestrian gated access to the side and front of the property.

Council Tax Band
Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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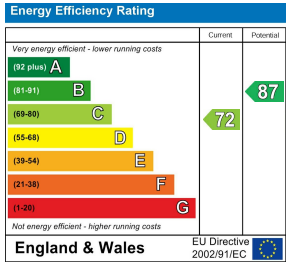

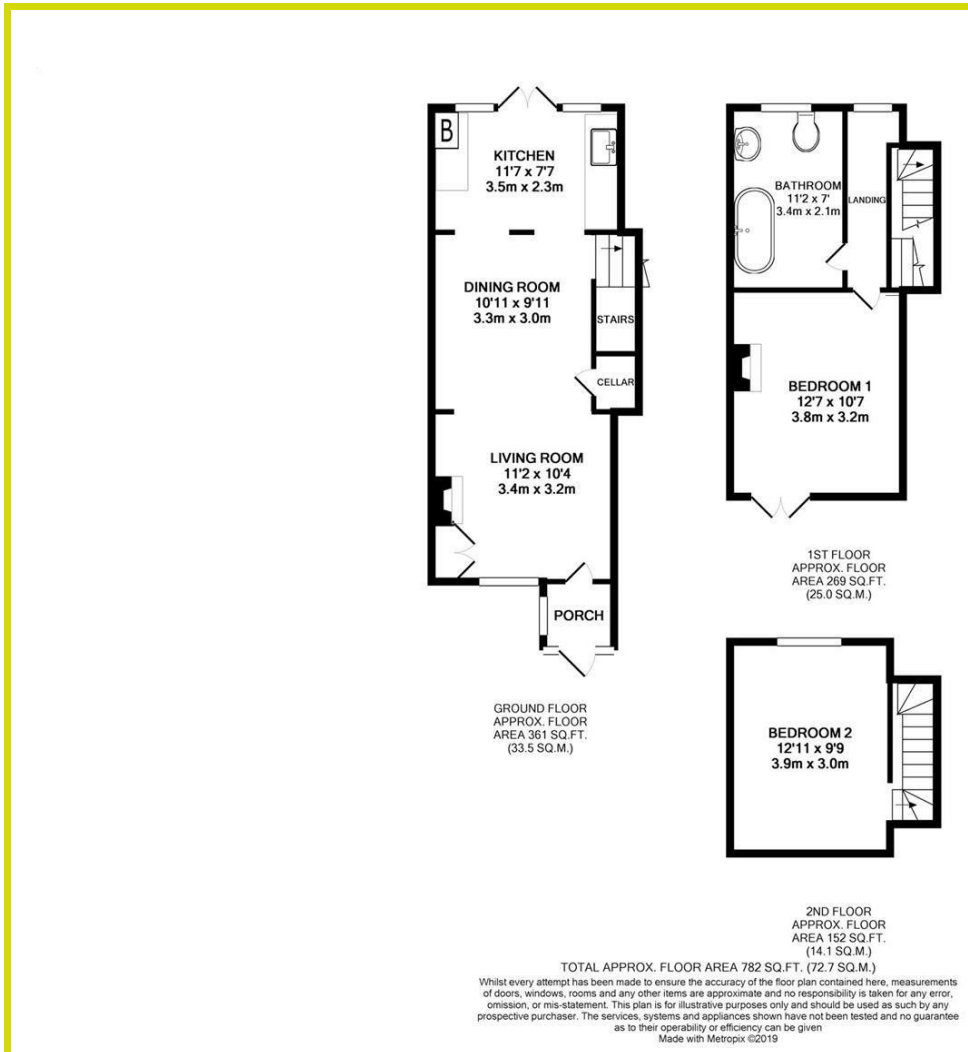

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The Property Ombudsman