



20 Camelot Street,
Ruddington, NG11 6AN

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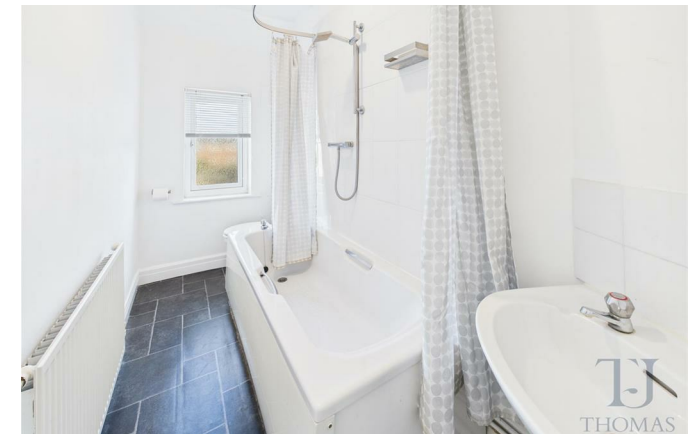
This mid terraced home provides accommodation arranged over two floors including; a lounge, an inner hallway, a dining room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and a gravelled driveway at the front providing off road parking for up to two vehicles.

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

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £225,000





ACCOMMODATION

The UPVC entrance door (with glazed panels) opens into the lounge.

The lounge has a window to the front, a radiator, a ceiling light point, a meter cupboard, and a door into the inner hallway.

The inner hallway has a useful storage area, and gives access to the dining room.

The dining room has a window to the rear, stairs rising to the first floor, a ceiling light point, a radiator, and a door opening to the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for a cooker with an extractor hood over. The ideal central heating boiler is housed here, there is a window to the rear, vinyl floor covering, a radiator, and a door opening to the rear garden.

On reaching the first floor, the landing has doors opening into all three bedrooms, and the bathroom.

The bathroom has a bath with rainfall shower attachment over, a wash hand basin, and a wc. There is a window to the rear, tiling to the walls, laminate flooring, and a radiator.

Bedroom one has a window to the rear, a picture rail, a ceiling light point, a radiator, an ornate fireplace, and a storage area.

Bedroom two has a window to the front, an original fireplace, a picture rail, a ceiling light point, and a radiator.

Completing the accommodation, bedroom three has a window to the front, a radiator, and a ceiling light point.

OUTSIDE

The gravelled driveway at the front of the property provides off road parking for up to two vehicles. A pathway leads to the entrance door, and there is shared gated pedestrian access to the rear.

There is a good size garden to the rear of the property which includes; a patio seating area, a lawned area, and mature shrubs. Fully enclosed by timber screen fencing, the garden has an external tap, and houses a timber storage shed.

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.



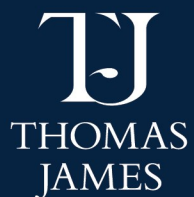
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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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