



48 Ruddington Lane  
Wilford, Nottingham, NG11 7BH

£1,250 PCM



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\*\*\*Video tour available upon request\*\*\*

This well presented four bedroom mid terraced property situated in a sought after location within catchment area for popular local schools. There is good access to transport links with bus and tram routes providing a short journey into Nottingham City Centre. The property offers two reception rooms both with feature fireplaces and a modern kitchen with appliances and access from the kitchen to an enclosed rear garden. To the first floor there are two double bedrooms and family bathroom with sep. shower cubicle with a further two bedrooms on the second floor.

\*\*\*Landlord may consider pets at an additional £25 per pet per month\*\*\*

Ruddington Lane has bus and tram services to city centre and is a short drive away from West Bridgford Town Centre, with a wide range of shops from the independent butcher, baker, grocer and fishmonger, to M&S Simply Food store and benefits from its weekly popular Farmers' Market.







## Floor Plan



## Viewing

Please contact our Royston & Lund Lettings Office on 0115 914 1122 if you wish to arrange a viewing appointment for this property or require further information.



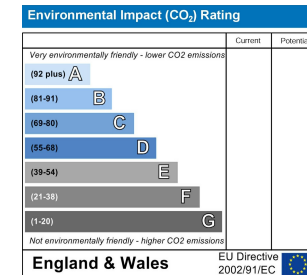
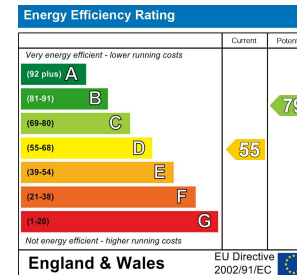
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## Area Map



## Energy Efficiency Graph



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