

# SUPERIOR HOMES

## ROYSTON & LUND



# 75 Clifton Road

Ruddington | NG11 6DA

£390,000

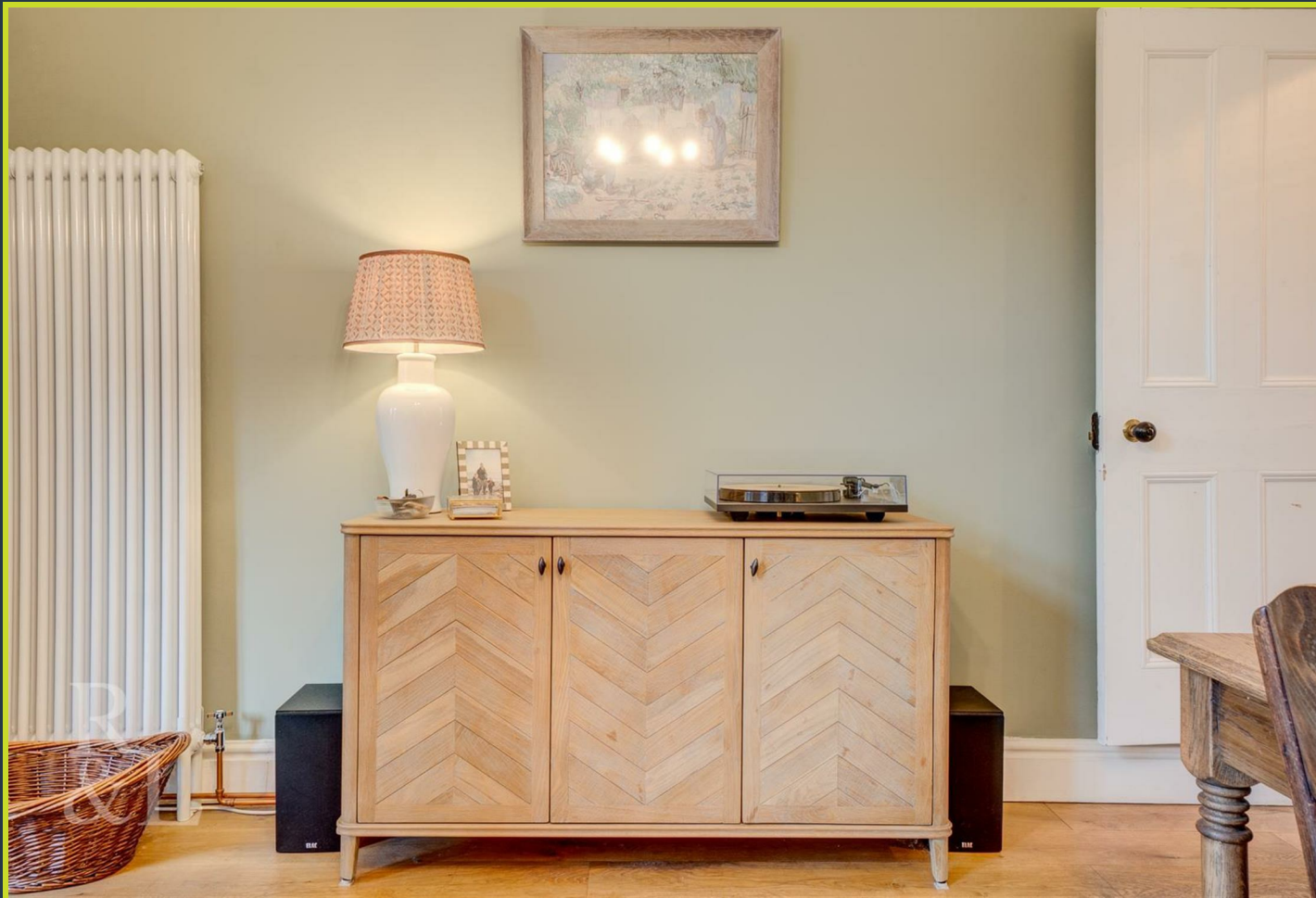
Royston and Lund are delighted to bring to the market this three bedroom end terrace house located in the ever desirable Ruddington. Ruddington boasts numerous amenities such as local pubs, shops and cafes. A short drive from Rushcliffe Country Park and having excellent transport links to neighbouring villages and into the City Centre. This property would be a great fit for a growing family or first time buyers.

Ground floor accomodation comprises a hallway upon entry that leads into the main reception room, dining room and stairs to the first floor. The living room is a generous size and benefits from a period open fireplace and front aspect bay window flooding the room with natural light. The formal dining room continues to impress being ample in size with more than enough room to accomodate family and friends, pieced together with a bricked fireplace with log burner for those winter months, under stair storage and French doors to the rear elevation overlooking the garden. Off from the dining room is the galley kitchen with dual aspect windows and skylight with integrated kitchen appliances such as an oven, hob and extractor fan along with built in dishwasher with more than enough room to add further freestanding appliances. The kitchen further grants access to the rear garden via a side door.

To the first floor there are two well proportioned double bedrooms. The first bedroom benefitting from double windows to the front aspect and feature fireplace. The second bedroom overlooking the rear garden. Both bedrooms to the first floor share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

The second floor showcases the master bedroom with double windows to the front elevation, further period fireplace and has the convenience of an en suite shower room comprising a shower, WC and wash basin.





- Three Bedroom End Terrace Family Home
- Spacious Double Bedrooms
- Three Storeys
- Family Bathroom And Ensuite Shower Room
- Ample Storage Space Throughout
- Immaculately Presented Across All Floors
- Integrated Kitchen Appliances
- Period Features
- Close By To Numerous Amenities
- EPC Rating - E // Freehold - Council Tax Band - B









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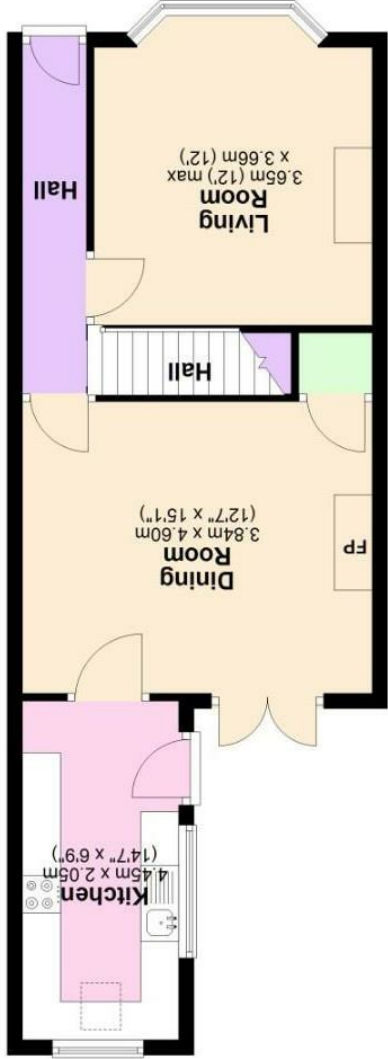
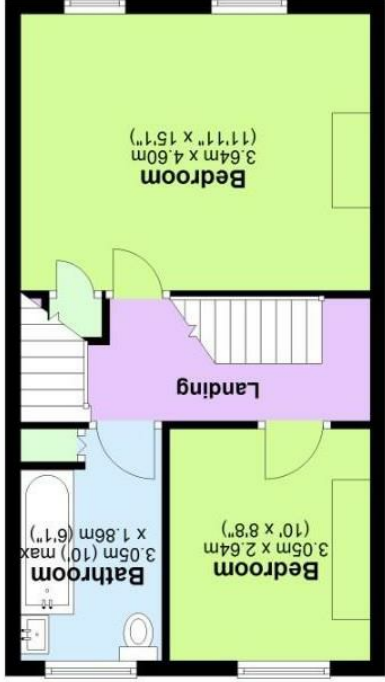
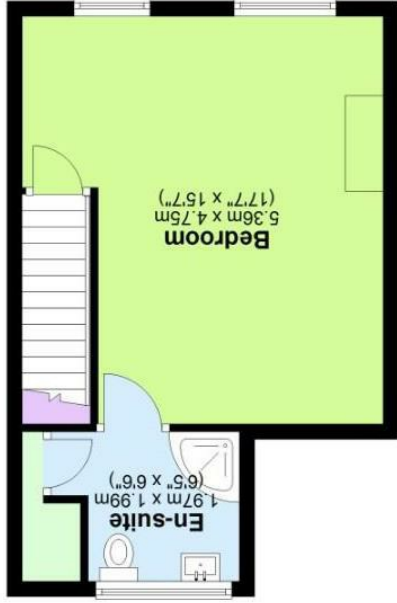
Facing the property there is on street parking, pathway and lawn space leading to the front door and to the rear there is a patio area to start which provides summer seating. Lawn space to follow which in turn accompanies a storage shed. The rear garden is enclosed with fenced borders.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| England & Wales                                     |         |  |
|-----------------------------------------------------|---------|--|
| EU Directive 2002/91/EC                             |         |  |
| Not energy efficient - higher running costs         |         |  |
| (1-20)                                              | G       |  |
| (21-38)                                             | F       |  |
| (39-54)                                             | E       |  |
| (55-68)                                             | D       |  |
| (69-80)                                             | C       |  |
| (81-91)                                             | B       |  |
| (92 plus)                                           | A       |  |
| Very energy efficient - lower running costs         |         |  |
| Potential                                           | Current |  |
| Energy Efficiency Rating                            |         |  |
| England & Wales                                     |         |  |
| EU Directive 2002/91/EC                             |         |  |
| Not environmentally friendly - higher CO2 emissions |         |  |
| (1-20)                                              | G       |  |
| (21-38)                                             | F       |  |
| (39-54)                                             | E       |  |
| (55-68)                                             | D       |  |
| (69-80)                                             | C       |  |
| (81-91)                                             | B       |  |
| (92 plus)                                           | A       |  |
| Very environmentally friendly - lower CO2 emissions |         |  |
| Potential                                           | Current |  |
| Environmental Impact (CO <sub>2</sub> ) Rating      |         |  |

EPC



Total area: approx. 119.2 sq. metres (1283.1 sq. feet)