



2 Grange Cottages Wilford Road

Ruddington | NG11 6NB | Asking Price £360,000

ROYSTON
& LUND

- Period Cottage
- Approx. 200 Years Old
- Off Street Parking For Up To Three Vehicles
- Excellent transport links to Nottingham
- Council Tax Band C
- Semi-Detached - Three Bedrooms
- Period Features Throughout
- Highly Sought After Area
- EPC Rating D - Freehold





Royston and Lund are delighted to bring to the market this stunning character cottage in Ruddington. The property dates back approximately 200 years and is believed to be the former farm workers home that formed part of The Ruddington Grange. The property is bursting with original features throughout and benefits from ample off street parking for up to three cars, as well as a stunning landscaped wrap around garden. situated for easy access into Ruddington Village with its ample local amenities and located on a bus route with regular services into Nottingham. The local tram stop is a short walk away.

To the ground floor there is a lounge with feature fireplace, a dining room and a kitchen with utility area. The Kitchen benefits from a range of integrated appliances including a dishwasher, a double oven, hob and extractor fan with a separate utility area that has space for further freestanding appliances.

To the first floor there are two double bedrooms, a single bedroom, a three piece bathroom consisting of a bath with shower attachment, WC and wash basin with a further separate WC & wash basin. There is secure gated access into a beautiful landscaped wrap around garden that has a seating area, lawn, mature shrubs and walled/fenced boundaries.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

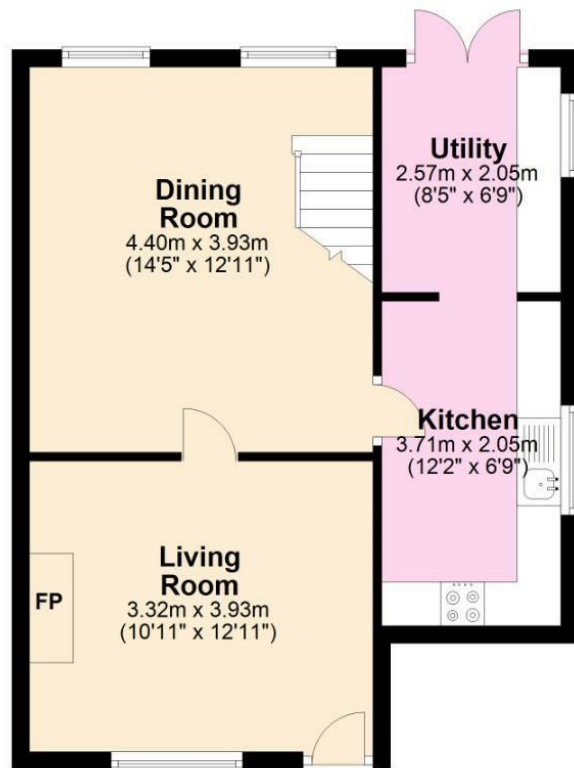
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

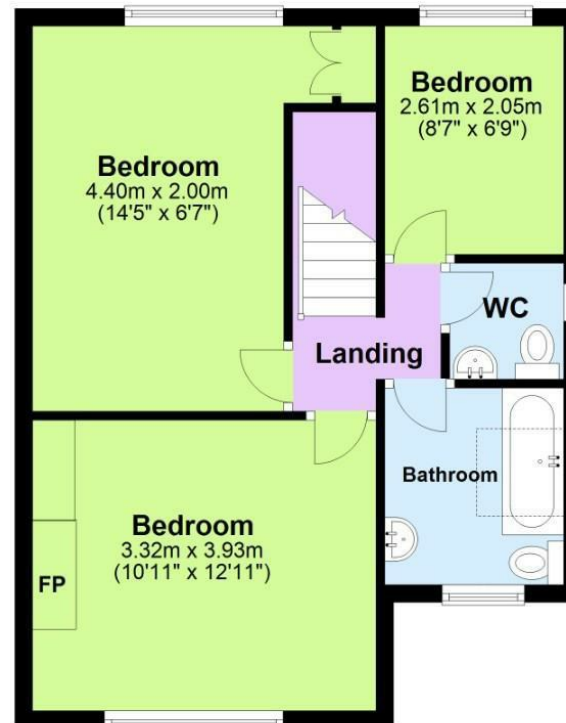
Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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.

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