



27 Abingdon Drive

Ruddington | NG11 6FX | Offers Over £299,950

ROYSTON
& LUND

- Extended Semi-Detached House
- Lounge With A Bay Window
- Shower Room/WC + Bathroom
- Amenities Nearby
- Council Tax Band B
- Three Bedrooms Over Two Floors
- Large Kitchen/Diner
- Generous Rear Garden
- Freehold
- EPC Rating





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Royston & Lund are pleased to present this extended, three storey semi detached house situated in Ruddington. The property also benefits from the loft being converted which creates an additional bedroom. The amenities nearby include commuting links, local shops and Rushcliffe Country Park.

In brief, the property comprises of a welcoming entrance hall which provides access to a lounge, modern kitchen/diner and stairs to the first floor. There are two double bedrooms to the first floor which are complemented by a modern shower room/WC. To the top floor there is the ideal guest suite with a nicely-sized double and a bathroom with a three piece white suite.

Outside, there is a well-maintained rear garden consisting of a patio, lawn and a decked area with hardstanding. To the front there is a driveway providing off-street parking.





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	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

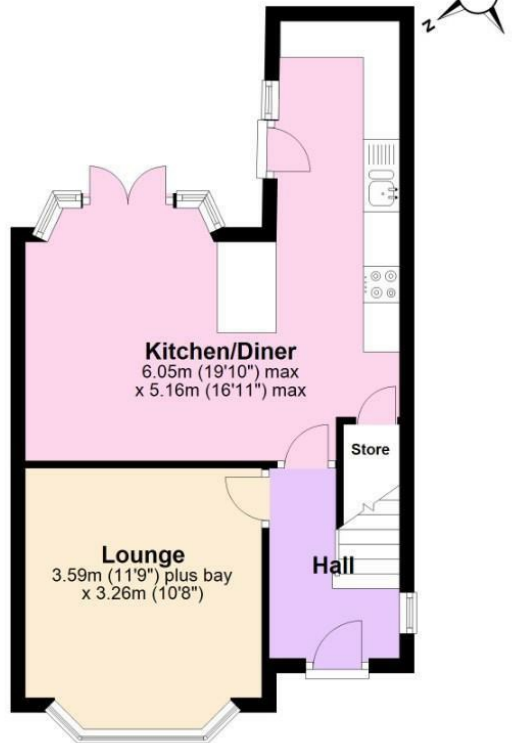
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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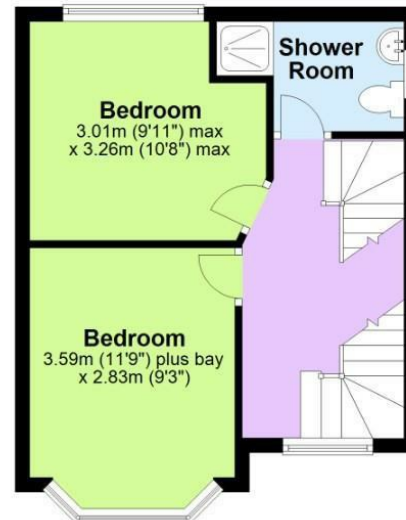
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



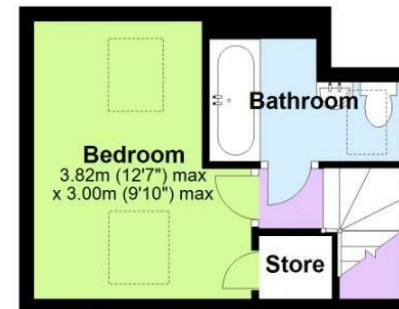
First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.0 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 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.

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