



27 Abingdon Drive

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

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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





Offers Over £299,950

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.

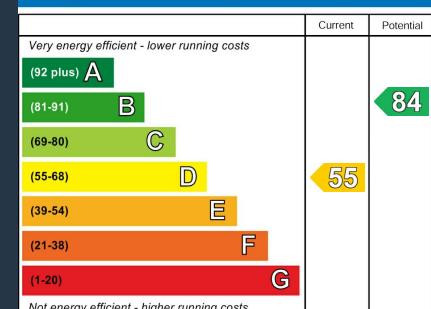


Outside, there is a well-maintained rear garden consisting of a patio, lawn and a decked area with hardstanding. To the front there is a driveway providing off-street parking.



## EPC

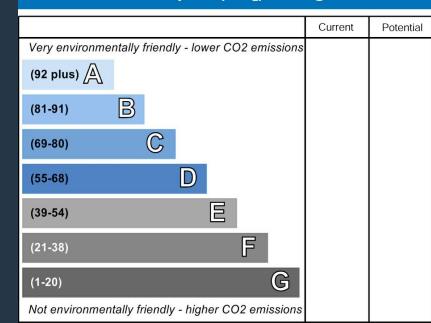
### Energy Efficiency Rating



EU Directive 2002/91/EC

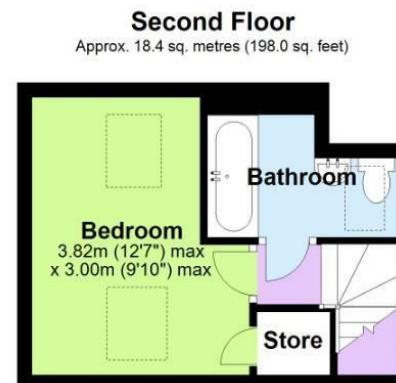
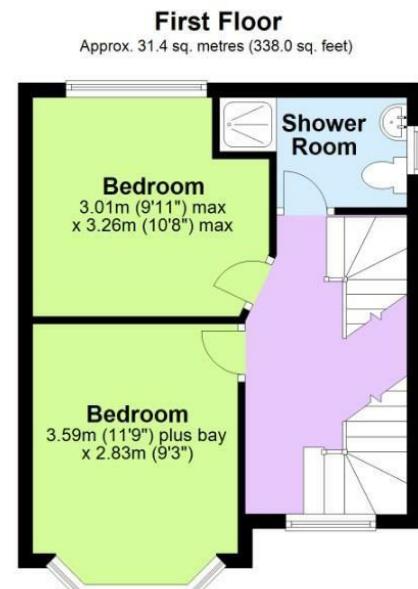
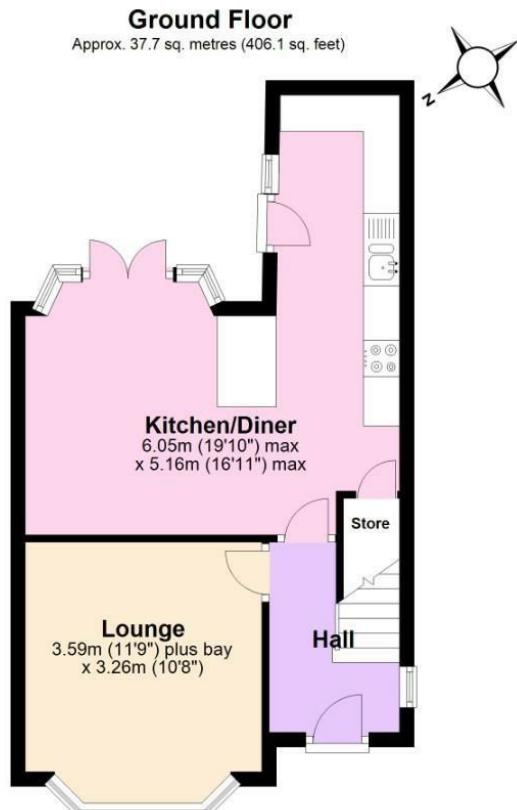
### England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



EU Directive 2002/91/EC

### England & Wales



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.

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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