



52 Ruddington Lane

Wilford | NG11 7BH | Guide Price £270,000 - £300,000

ROYSTON  
& LUND

- \*\*GUIDE PRICE £270,000 - £300,000\*\*
- Spacious Reception Rooms
- Understair Storage
- Close By To Numerous Amenities
- EPC Rating - D
- Two Double Bedrooms
- BRAND NEW Fitted Galley Kitchen
- BRAND NEW Modern Three Piece Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £270,000 - £300,000\*\***

**A STYLISH & MODERN 2 BED SEMI DETACHED HOME IN WILFORD  
- PRIME LOCATION, BRAND NEW KITCHEN, BATHROOM &  
CARPETS**

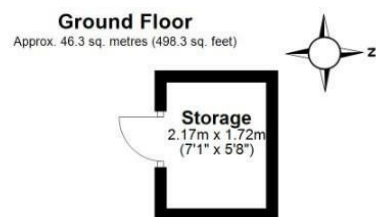
Royston and Lund are delighted to bring to the market this two bedroom end terrace property located in Wilford. Situated close by to numerous amenities such as being a short walk from Wilford tram stop, as well as well regarded schools, and a short drive from West Bridgford's Central Avenue where there are bars, restaurants and delis along with major sporting venues and riverside walks. This property would be perfect for first time buyer or a growing family.

Ground floor accommodation comprises of a living room, dining room and galley kitchen. The living room is a great size with a front aspect window flooding the room with natural light, pieced together with a fireplace. The dining room is a generous space granting access to the first floor and kitchen, with a large rear aspect window facing the garden. The galley kitchen is a great size, brand new with integrated kitchen appliances such as an oven, hob and extractor fan as well as a fridge and freezer with room to fit further freestanding appliances.

To the first floor there are two well proportioned double bedrooms. Bedroom two having the benefit of storage space. Both bedrooms share a three piece modern fitted bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking and right of way down the left aspect. To the rear of the property there is a garden space with convenient storage shed. The rear garden is enclosed by fenced borders.





**First Floor**  
Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.6 sq. feet)



**EPC**

| Energy Efficiency Rating                                                                                                                 |           |           |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                                          | Current   | Potential |
| Very energy efficient - lower running costs                                                                                              |           |           |
| (92 plus) <b>A</b>                                                                                                                       |           | <b>86</b> |
| (81-91) <b>B</b>                                                                                                                         |           |           |
| (69-80) <b>C</b>                                                                                                                         |           |           |
| (55-68) <b>D</b>                                                                                                                         | <b>61</b> |           |
| (39-54) <b>E</b>                                                                                                                         |           |           |
| (21-38) <b>F</b>                                                                                                                         |           |           |
| (1-20) <b>G</b>                                                                                                                          |           |           |
| Not energy efficient - higher running costs                                                                                              |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC    |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                           |           |           |
|                                                                                                                                          | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                          |           |           |
| (92 plus) <b>A</b>                                                                                                                       |           |           |
| (81-91) <b>B</b>                                                                                                                         |           |           |
| (69-80) <b>C</b>                                                                                                                         |           |           |
| (55-68) <b>D</b>                                                                                                                         |           |           |
| (39-54) <b>E</b>                                                                                                                         |           |           |
| (21-38) <b>F</b>                                                                                                                         |           |           |
| (1-20) <b>G</b>                                                                                                                          |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                          |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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