



69 Leys Road

Ruddington | NG11 6JL | Guide Price £200,000 - £220,000

ROYSTON
& LUND

- Two Bedroom Semi Detached Property
- Opportunity To Put Your Own Stamp On Things
- A Short Walk Away From Numerous Amenities
- Low Maintenance Rear Garden
- EPC Rating - C
- Ample Off Street Parking
- In need Of Modernisation
- Excellent Transport Links
- Viewing Highly Recommended
- Freehold - Council Tax Band - B





****GUIDE PRICE £200,000 - £220,000****

Royston and Lund are delighted to bring to the market this two-bedroom semi-detached property located in Ruddington. Situated close to numerous amenities, including local shops, pubs and cafés, the property also benefits from excellent transport links into the city centre and surrounding villages. This home would be a perfect fit for first-time buyers and those looking to downsize while putting their own stamp on a property.

The ground floor accommodation comprises an entrance hall leading into the main reception room, with a staircase rising to the first floor. The living room is generously sized and benefits from a front-aspect window, allowing plenty of natural light to flow through. This is complemented by a fireplace, which can be used at the buyer's discretion. The kitchen benefits from a range of base and wall units, providing more than enough space for freestanding appliances, along with an adjoining dining area. French doors provide access to the rear garden.

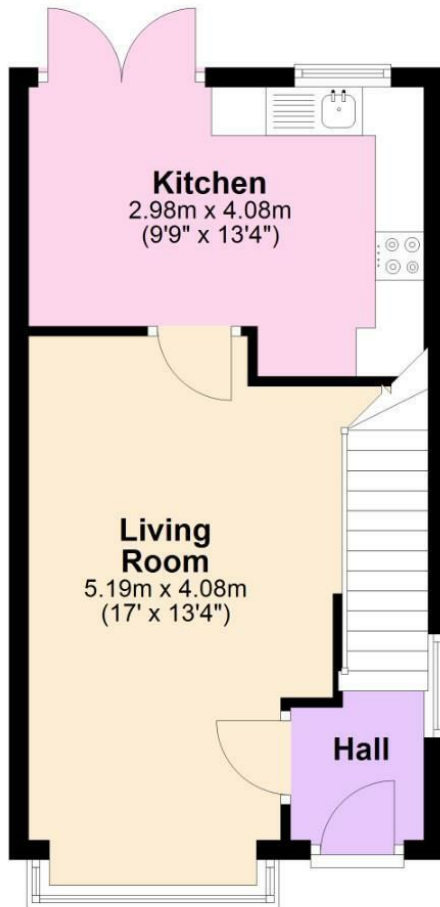
To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage space. Both bedrooms are served by a three-piece family bathroom comprising a bath with shower overhead, wash basin and WC.

To the front of the property is a garden area with a small lawn and flower beds, along with a driveway leading to the communal garages on the right-hand side. To the rear is a low-maintenance garden featuring a patio and decking area, raised planters and a convenient storage shed. A wooden gate provides access to the communal garages.



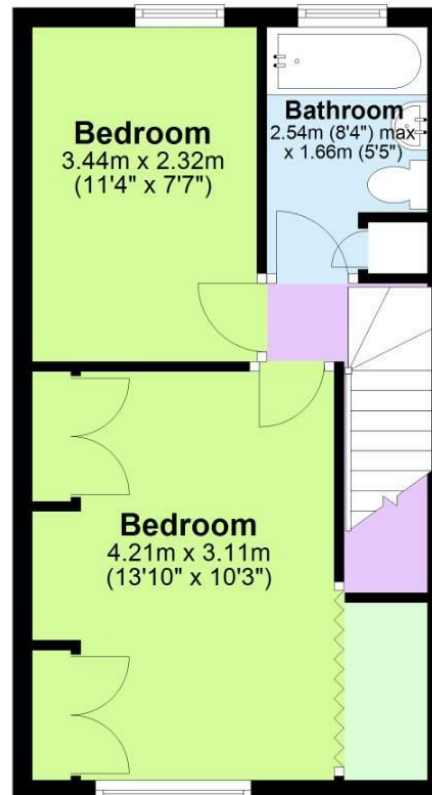
Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 63.7 sq. metres (685.6 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

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