



21 Wilford Crescent,
Ruddington, NG11 6EZ

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This mid terraced home provides accommodation arranged over two floors including; a lounge, a second reception room/dining room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the family bathroom.

Benefiting from gas central heating, the property also has an enclosed garden to the rear, and a block paved driveway at the front providing off road parking for up to two vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent facilities in the village including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain, and in need of refurbishment throughout.

Viewing is recommended.

Guide Price £195,000





ACCOMMODATION

The UPVC entrance door opens directly into the lounge.

The lounge has a window to the front, a ceiling light point, a radiator, a gas fire set on a marble effect hearth with a wooden surround, and a door into the second reception room.

Currently used as a dining room, the second reception room has a window to the rear, a door opening to the stairs which rise to the first floor, under stairs storage space, a gas fire, and a radiator. There is open access from here, to the kitchen.

The kitchen has a range of wall and base units, and a stainless steel sink and drainer unit. There is a freestanding cooker, tiling to the splash backs and walls, a radiator, a ceiling light point, windows to the side and rear, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, and built in wardrobes.

Bedroom two has a window to the rear, a feature fireplace, a ceiling light point, a radiator, and built in wardrobes.

Bedroom three has a window to the front, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a panelled bath, a pedestal wash hand basin, and a low flush wc. There is a ceiling light point, and a radiator.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. A pathway leads to the entrance door.

At the rear of the property, the garden is laid mainly to lawn, with mature shrubs and bedding plants. Fully enclosed by timber screen fencing, the garden houses a greenhouse and a timber storage shed, and has gated pedestrian access to a pathway which leads to the front of the property.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

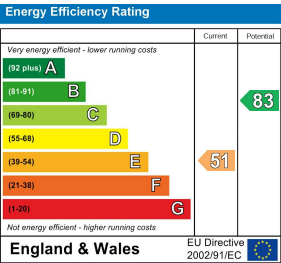
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