



16 Charles Street,  
Ruddington, NG11 6EF

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This mid terraced home provides immaculately well presented accommodation including; an entrance hallway, a living room, and a bright kitchen on the ground floor, two bedrooms and a modern fitted shower room on the first floor, plus a spacious loft room which is currently used as the main bedroom.

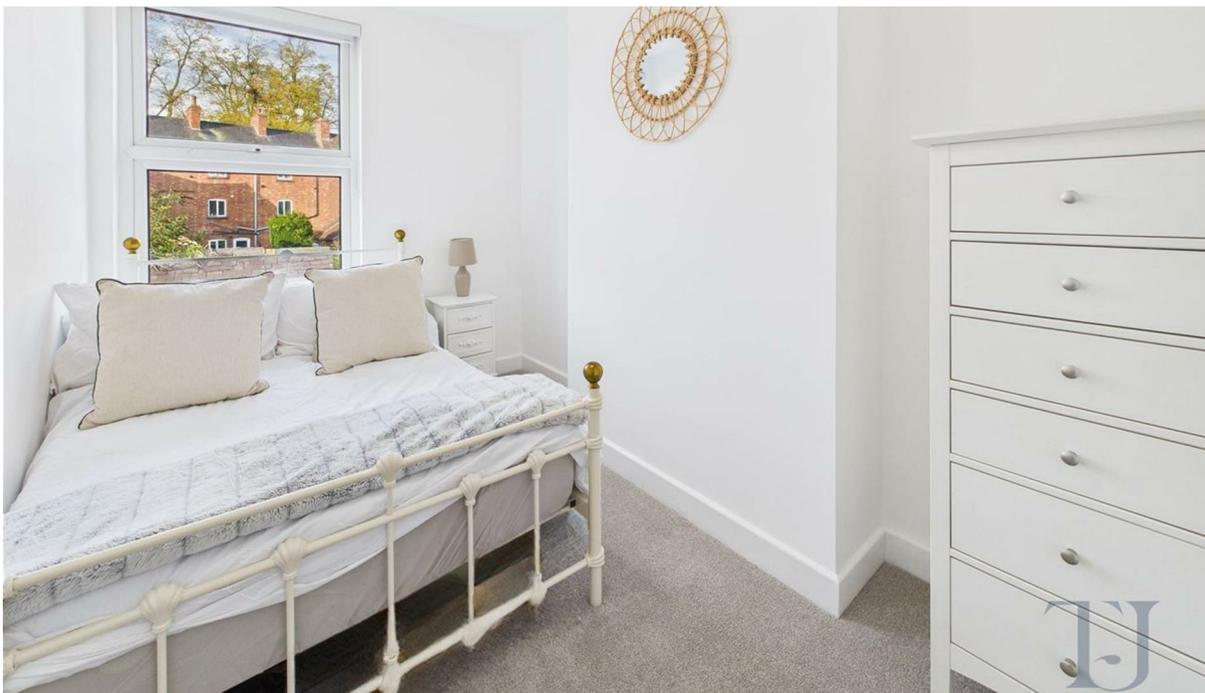
Benefiting from gas central heating with a combination boiler, the property has a forecourt to the front, and an enclosed garden to the rear, complete with a useful brick store.

Situated in the heart of the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is essential.

**Offers Over £260,000**





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening to the living room, and the kitchen.

The living room has a window to the front, with fitted shutters, a wall mounted television point, and a door opening into the kitchen.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, an integrated slimline Lamona dishwasher, an integrated electric oven, and a Lamona electric hob with an extractor hood over. The wall mounted Main combination boiler is housed in a cupboard here, there is an under stairs storage cupboard, a window to the rear, tiled effect vinyl floor covering, and a door opening out to the rear.

On reaching the first floor, the landing has doors opening to two bedrooms, and the fitted shower room.

The shower room has a fully tiled shower cubicle with a rectangular tray and mains fed shower (with rainfall shower head), a wash hand basin set in a vanity unit, and a low flush wc. There is a window to the rear, a heated towel rail, vinyl floor covering, and part tiling to the walls.

Bedroom three overlooks the rear on the first floor.

Also on this level, bedroom two overlooks the front, has fitted shutters to the window, and a door leading to the stairs which rise to the loft room.

The loft room (currently used as bedroom one), has a skylight, and eaves storage.

## OUTSIDE

At the front of the property there is wrought iron pedestrian gated access to a low maintenance forecourt, which leads to the entrance door.

To the rear of the property the garden area is laid to patio, with raised flower beds. Enclosed by timber screen fencing, the garden houses a useful brick built store, and has gated pedestrian access off.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount payable 2025/2026 £1,719.77.

## Referral Arrangement Note

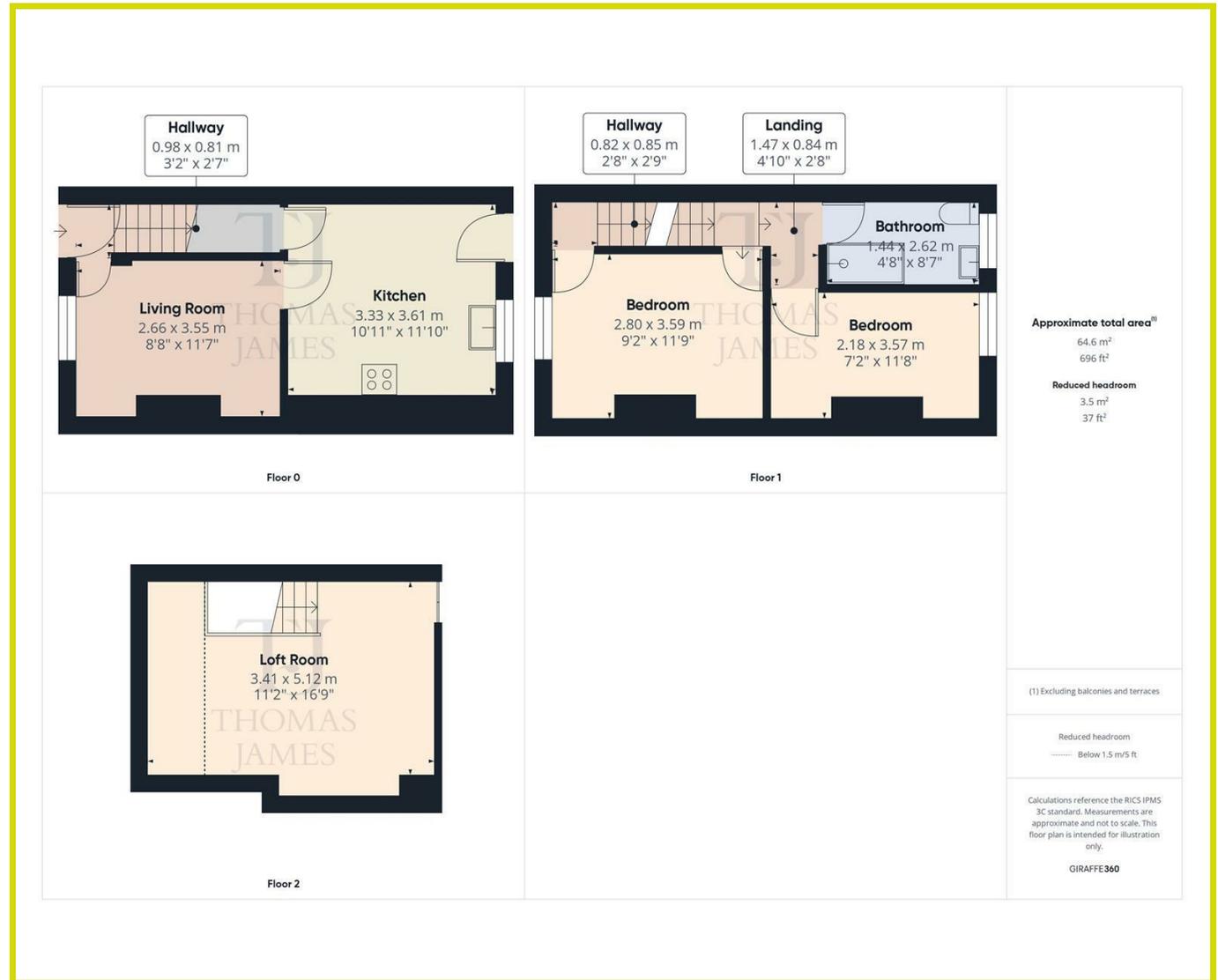
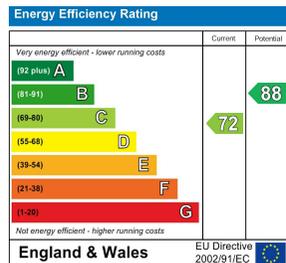
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