



14 Charles Street,
Ruddington, NG11 6EF

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Guide Price £260,000 to £270,000

This period mid terraced home was built in 1901, and provides well presented accommodation arranged over three floors which includes an entrance hall, and a lounge opening to a fitted breakfast kitchen on the ground floor, two bedrooms and a modern shower room on the first floor, and a further loft room which would make an ideal bedroom, complete with a free standing bath.

Benefiting from gas central heating, the property also has gardens to both the front and the rear.

Situated in the heart of the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is essential.

Guide Price £260,000





Directions

Charles Street can be located between High Street and Church Street, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With glazed panels, opening to the:-

Entrance Hall

Stairs off to the first floor, door into the:-

Lounge

Window to the front elevation with fitted shutters, cupboard housing the meters, under stairs storage cupboard, feature radiator, log burner, wooden flooring, open plan to the:-

Breakfast Kitchen

Fitted with a range of wall, drawer, and base units, quartz work surfaces, one and a half bowl Belfast style sink with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, built in double oven, microwave, and a four ring electric hob with an extractor hood over.

Window to the rear elevation, ceiling spot lights, wall mounted Baxi combination boiler housed in a cabinet, stable door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors into two bedrooms and the family shower room.

Family Shower Room

Fitted with a low flush wc, a wash hand basin set in a vanity unit with a mixer tap over, and a shower cubicle with a rainfall shower.

Window to the rear elevation, heated towel rail, tiled flooring.

Bedroom Three

Window to the rear elevation, radiator, ceiling light point.

Bedroom Two

Window to the front elevation, radiator, ceiling light point, built in wardrobes, door to the stairs which rise to the loft room.

Bedroom/Loft Room

Two Velux windows, exposed beams, storage cupboards, ceiling light point, radiator, and a free standing bath with a mixer tap over.

OUTSIDE

At the front of the property there is a small enclosed garden area with a gravelled bed and pathway to the entrance door.

The enclosed low maintenance, rear garden includes a decked seating area, and a patio seating area. Outside lighting

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,571.07.

Referral Arrangement Note

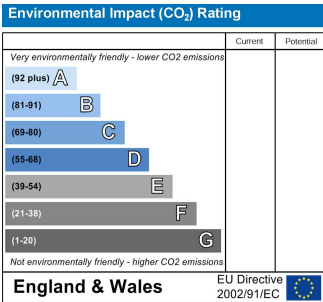
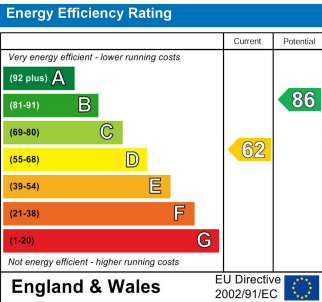
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