

# 26 Camelot Street, Ruddington, NG11 6AN

**\*\*GUIDE PRICE £200,000 - £210,000\*\***

This mid terraced home provides accommodation arranged over two floors including; a living room, a dining room, and kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, and a further garden to the front.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

An ideal investment or first time purchase.

**Guide Price £200,000**





## ACCOMMODATION

The UPVC double glazed entrance door opens directly into the living room.

The living room has a window to the front, a stone effect fire electric fire set in a wooden surround, a radiator, a meter cupboard, and a door into the dining room.

The dining room has a window to the rear, stripped floorboards, a telephone point, stairs off to the first floor, an under stairs store area, a radiator, and a door into the kitchen.

The kitchen has a range of wall, drawer and units, tiled splash backs and laminate work surfaces. There is a single drainer sink unit with mixer tap, space and plumbing for washing machine, a built in electric oven, and a four ring gas hob with a stainless steel extractor hood over. A window overlooks the rear, there is a radiator, ceiling spot lights, and a UPVC double glazed door opening out.

On reaching the first floor, the landing has doors into both bedrooms and the bathroom.

Bedroom one has a window to the front, wardrobes with mirrored sliding doors, a feature cast iron fireplace, a storage area (with loft access), a radiator, and a telephone point.

Bedroom two has a window to the rear, stripped floor boards, a feature cast iron fireplace, two storage cupboards (one housing the gas combination boiler), and a radiator.

Completing the accommodation, the bathroom has three piece suite comprising; a panelled bath with an electric shower over, a low flush wc, and a pedestal wash hand basin. There is an opaque window to the rear, and tiling to the splash backs.

## OUTSIDE

At the front of the property there is a lawned garden, with a paved pathway leading to the entrance door.

To the rear of the property the garden includes; a decked seating area, with a shaped lawn beyond. Enclosed by timber fenced and hedged boundaries, the garden also houses a timber storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

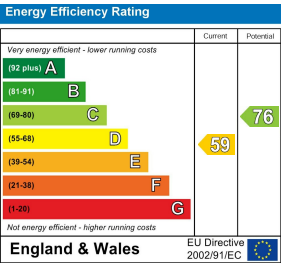
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