



4 Widdowsons Row,  
Ruddington, NG11 6LD

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\*\*\*\* Guide Price £195,000 - £200,000 \*\*\*\*

This cottage style home provides accommodation including a kitchen, and a lounge on the ground floor, a bedroom and a bathroom on the first floor, plus a useful attic room providing additional space.

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

Situated close to the heart of the the popular South Nottinghamshire village of Ruddington, the property is one of five cottages accessed via a pedestrian pathway from Easthorpe Street. Ruddington enjoys a wealth of local facilities including shops, restaurants, schools, a doctors surgery, and a country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended!

Guide Price £195,000





## ACCOMMODATION

The UPVC entrance door opens directly into the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge, space for a freezer, plus a built in electric oven, and a built in gas hob with an extractor hood over. There is a window to the front, open stairs rising to the first floor, an under stairs storage, and a door opening to the lounge.

The lounge has a window to the rear, an open fire area (unsure there is a lining to the flue), exposed beams, laminate flooring, and a door opening to the rear garden.

On reaching the first floor, the landing has open steps rising to the attic room, and doors into the bedroom, and the bathroom.

The bathroom has a freestanding bath, a wash hand basin, and a wc. There is tiled flooring here.

The bedroom has a window to the rear, and a storage cupboard.

Currently also used as a bedroom, the attic room has useful storage space.

## OUTSIDE

Fully enclosed, the rear garden includes a large patio seating area, and a shrub bed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

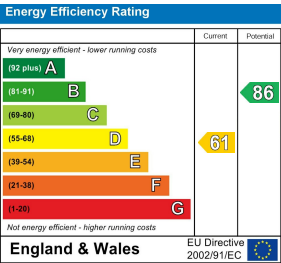
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