



17 Bradmore Avenue,
Ruddington, NG11 6BL

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This well presented mid terraced home provides accommodation arranged over two floors including; a lounge, a separate dining room, and a galley style kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from double glazing and gas central heating with a combination boiler, the property has well maintained and enclosed garden to the rear (complete with a summer house), and a driveway at the front providing off road parking.

Situated in the highly regarded 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 recommended.

Asking Price £290,000





ACCOMMODATION

The composite entrance door opens directly into the lounge.

The lounge has a double glazed window to the front (with built in shutters), a radiator, a ceiling light point, a meter cupboard, a feature fireplace, wooden flooring, and a door into the dining room.

The dining room has a double glazed window to the rear, an under stairs storage cupboard, a radiator, a ceiling light point, a feature decorative fireplace, wooden flooring, a door leading to the stairs which rise to the first floor, and a door into the kitchen.

The galley style kitchen has a range of wall and base units, tiled splash backs and wood effect work surfaces, an inset sink with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus an integrated oven, and an integrated gas hob with an extractor hood over. There is a double glazed window to the side, ceiling spot lights, a radiator, tiled effect vinyl floor covering and a door opening out to the side.

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

Bedroom one has a double glazed window to the front (with built in shutters), a radiator and a ceiling light point.

Bedroom two has a double glazed window to the rear, a radiator, a ceiling light point, wooden laminate flooring and two storage cupboards (one of which houses the Worcester Bosch combination boiler, the other being used as a wardrobe).

Bedroom three has a double glazed window to the front, a radiator, a ceiling light point and wooden laminate flooring.

Completing the accommodation, the family bathroom has a roll top bath with a mains fed shower over, a wash hand basin and a wc. There is an obscure double glazed window to the rear, tiling to the walls and floor, a heated towel rail and a ceiling light point.

OUTSIDE

At the front of the property the driveway provides off road parking. There is a step up to the entrance door, and a shared covered pathway leading to a gate, in turn giving access to the rear garden.

The rear garden includes a block paved seating area, a raised decked seating area and a lawn area. The garden houses a storage shed and a SUMMER HOUSE (with a door and window to the front), and has an external tap.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

Referral Arrangement Note

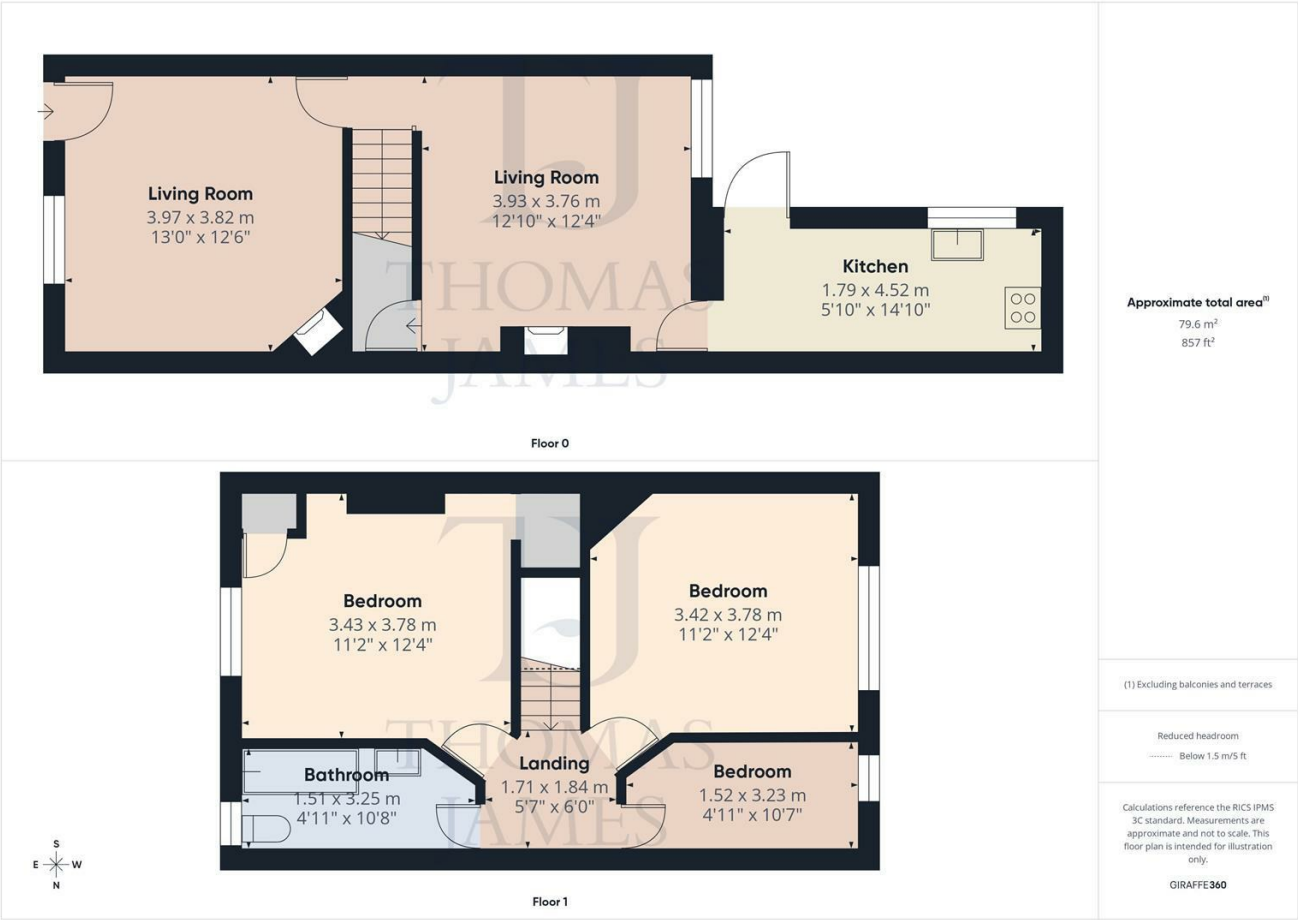
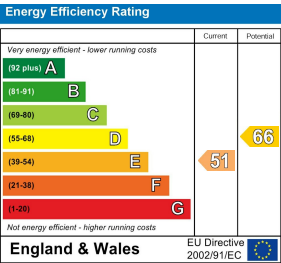
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