



6 Musters Road,
Ruddington, NG11 6HT

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This end town house provides accommodation arranged over two floors including; an entrance hall, a living room, a breakfast kitchen, and a conservatory on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to the front and rear, and a garage in a block.

Situated in the heart of the highly regarded south Nottinghamshire village of Ruddington, the property overlooks local allotments at the front, and is within easy reach of excellent facilities in the village including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain.

Viewing is recommended.

Guide Price £280,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here the stairs rise to the first floor, there is a radiator, and a door into the lounge.

The lounge has a bay window to the front, a ceiling light point, a radiator, a gas fire set in a feature fireplace, a meter cupboard, and a sliding door leading into the breakfast kitchen.

Fitted with wall, drawer and base units, the breakfast kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a cooker. There is a space for dining, a window to the rear, an extractor fan, a ceiling light point, recently fitted vinyl floor covering, and a sliding door to the conservatory.

The conservatory has a dwarf wall, a radiator, tiled flooring, and a door opening to the rear garden.

On reaching the first floor, the landing has a window to the side, an airing cupboard housing the gas boiler, and doors opening into the bathroom and all three bedrooms.

The bathroom has a bath with a mixer tap and shower attachment over, a wash hand basin and a wc. There is a window to the rear, a ceiling light point, and tiled flooring.

Bedroom one has a window to the front, a radiator, and a ceiling light point.

Bedroom two has a window to the rear, a radiator, a ceiling light point and wall light points, and a range of built in wardrobes.

Bedroom three has a window to the front, a radiator, a ceiling light point, coving, and over stairs storage cupboards.

OUTSIDE

At the front of the property, there is a garden area, and a pathway to the entrance door.

The low maintenance rear garden includes a patio seating area, and mature shrubs and trees. There is a timber storage shed, and a gate opening to the side.

A GARAGE is located in a block, to the side of the property.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

Referral Arrangement Note

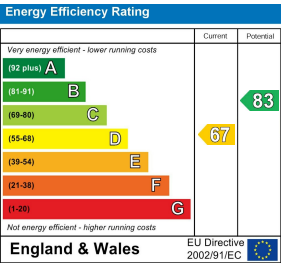
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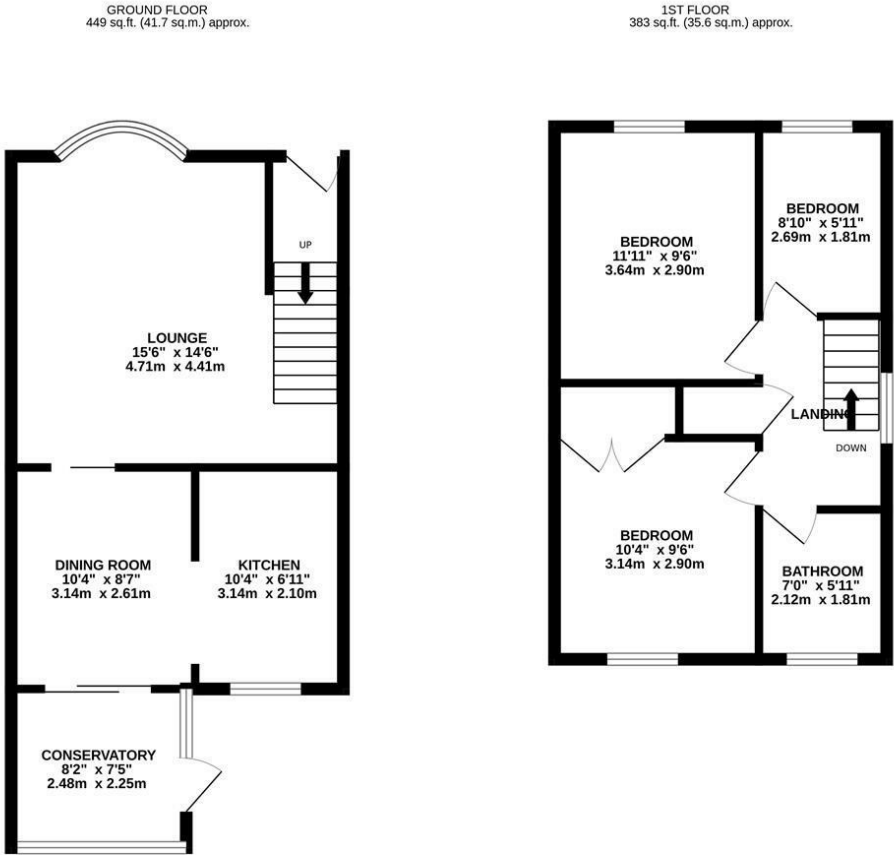
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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