



52 Woodhouse Gardens,
Ruddington, NG11 6BF

TJ
THOMAS
JAMES

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This modern end town house provides accommodation arranged over two floors including an entrance hallway, a kitchen, a bright living/dining room (overlooking the rear garden, and with a door opening out), plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms, and the bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property has an enclosed garden to the rear, and an allocated car parking space at the front.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre and the surrounding villages.

An ideal first time or investment purchase.

Guide Price £245,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, an alarm control panel, and doors opening into the kitchen, the living/dining room, and the ground floor wc.

The ground floor wc has a two piece suite comprising; a low flush wc, and a pedestal wash hand basin. The RCD unit is housed here, and there is an extractor fan.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in dishwasher, space for a fridge/freezer, plus an integrated oven, and a four ring gas hob with an extractor hood over. There is a UPVC double glazed window to the front.

The bright living/dining room has a useful under stairs storage cupboard, and a UPVC double glazed door, with windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening into both bedrooms and the bathroom.

Bedroom one has a UPVC double glazed window to the rear, and fitted wardrobes.

Bedroom two has a UPVC double glazed window to the front, and an over stairs storage cupboard (which houses the Potterton central heating boiler).

Completing the accommodation, the bathroom has a three piece suite in white comprising; a panelled bath with a mixer shower over, a pedestal wash hand basin, and a low flush wc. There is part tiling to the walls, an extractor fan, and a shaver point.

OUTSIDE

At the front of the property there is an allocated parking space. A pathway leads to the entrance door (with an external light), and there is gated pedestrian access to the side and rear.

The rear garden includes a patio seating area, and a lawned area. Timber fence enclosed, 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

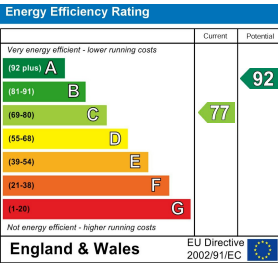
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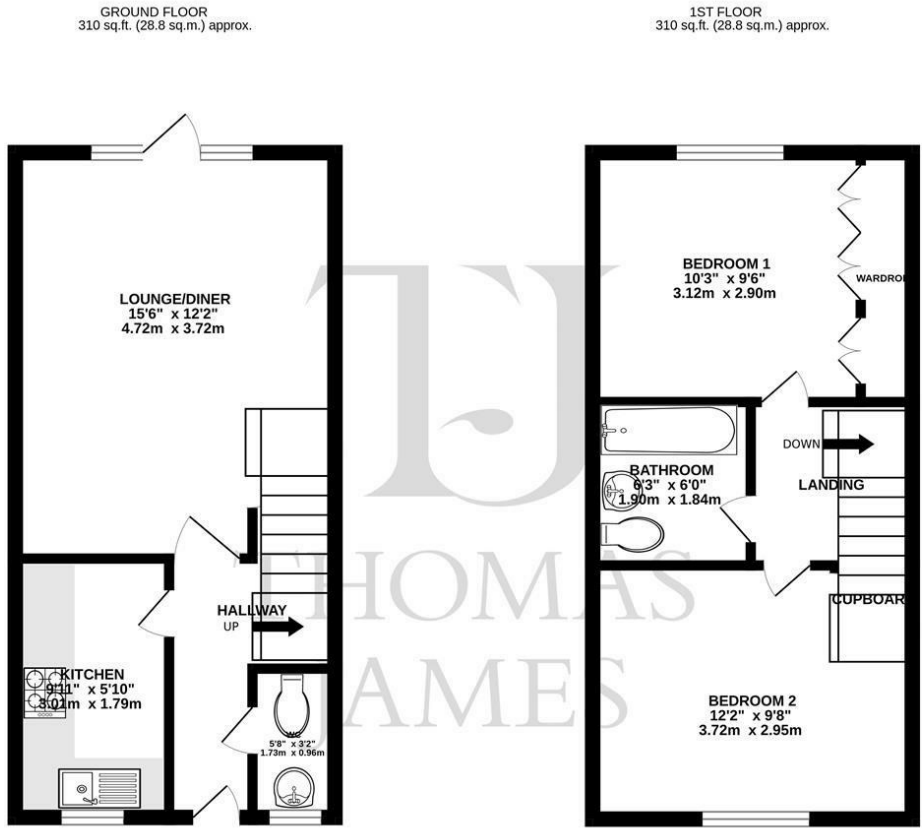
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TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.

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