



26 Camelot Street,
Ruddington, NG11 6AN

26 Camelot Street, Ruddington, NG11 6AN

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 £190,000





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

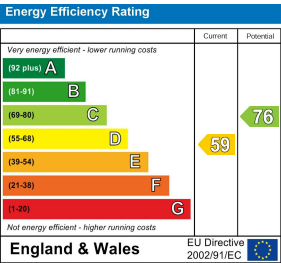
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

