



73 Ashworth Avenue,
Ruddington, NG11 6GD

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*** GUIDE PRICE £265,000 - £270,000 ***

This modern Semi Detached home provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a recently upgraded breakfast kitchen, and a lounge with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the family bathroom.

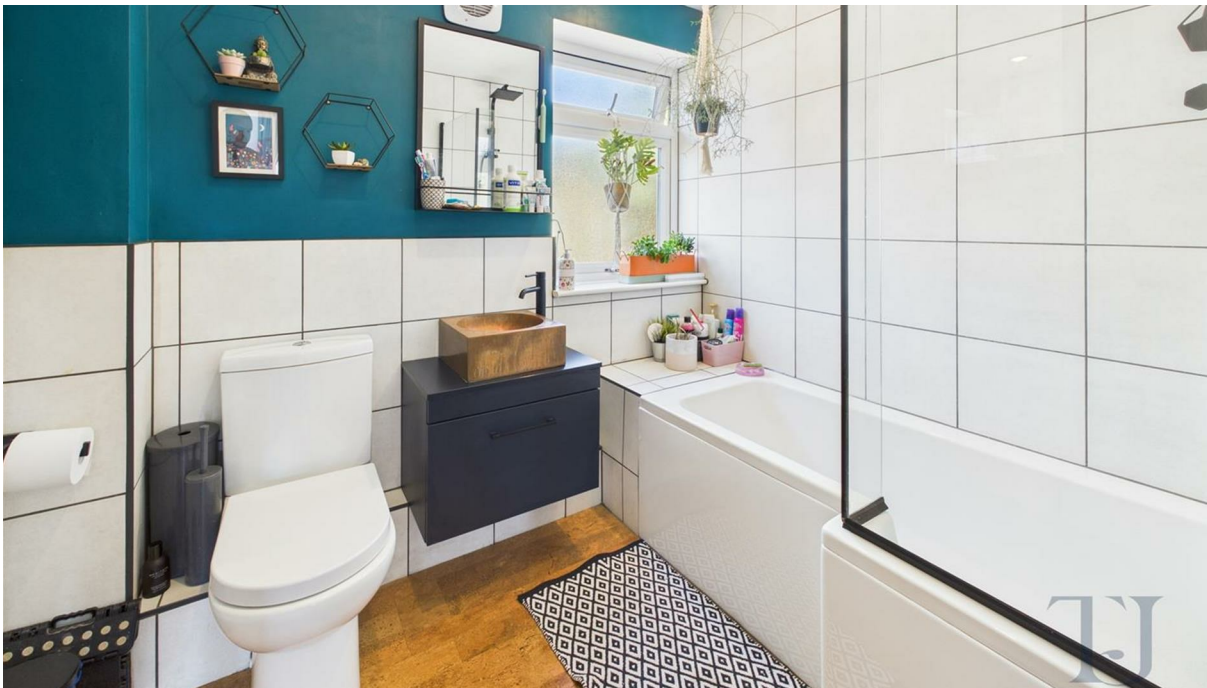
Benefiting from gas central heating and double glazing, the property is set back from the road on a pedestrian walk way, and enjoys enclosed gardens to both the front and rear.

Situated in the sought after 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.

Guide Price £265,000





ACCOMMODATION

The composite entrance door (with a glazed panel to the side) opens to the entrance hallway. The entrance hallway has a ceiling light point, laminate flooring, and opens to the recently upgraded breakfast kitchen, and the lounge.

The breakfast kitchen has a range of base units, a one and a half bowl composite sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in dishwasher, an electric oven, and a gas hob with an extractor hood over. There is a window to the front, feature lighting, part tiling to the walls, laminate flooring, and open access to the larder store. The larder store has shelving, work surfaces, space for a fridge, and spot lighting.

The lounge has a bay window to the rear, two ceiling light points, coving, a feature radiator, stairs off to the first floor, space for a dining table and chairs, plus a single door and French doors opening to the rear garden.

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

Bedroom one has a window to the rear, a radiator, and built in wardrobes.

Bedroom three has a window to the rear, a radiator, and a ceiling light point.

The bathroom has a P-shaped bath with a rainfall shower, a hand held shower and a mixer tap over, a wash hand basin set in a vanity unit, and a low flush wc. There is a window to the front, laminate flooring, half height tiling to the walls, a feature radiator, and spot lighting.

Bedroom two has a window to the front, a range of built in wardrobes (one housing the Worcester combination boiler), a cupboard, shelving, a radiator, and a ceiling light point.

OUTSIDE

At the front of the property there is gated access to the garden, which has a lawned area, a gravelled border area, mature shrubs and trees, an external tap, space for bin storage, and a pathway leading to the entrance door.

The rear garden includes a large decked seating area, a lawned area, a further feature seating area and a BBQ area. Fully enclosed, the garden houses a storage shed, and a Wendy house, and has an external light and gated access to the pathway at the rear.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

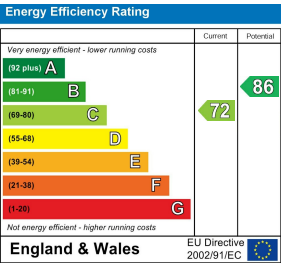
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

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

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