



39 Abingdon Drive,
Ruddington, NG11 6FX

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This semi detached home provides accommodation arranged over two floors including: an entrance hall, a lounge, a family room, a kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Occupying a corner plot, the property has gardens to three sides, plus a gated driveway and single garage providing off road parking.

Situated in the highly regarded after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent facilities including shops, churches, a doctors surgery, restaurants, and the popular country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Offered to the market with no upward chain, the property is in need of renovation throughout.

An ideal investment purchase.

****Viewings by appointment only****

Guide Price £230,000





ACCOMMODATION

The covered porch leads to the wooden entrance door, which opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a window to the side, and doors into the lounge, the family room, and the kitchen.

The lounge has a window to the front, a ceiling light point, and a fireplace.

The family room has a bay window to the rear, a ceiling light point, and an under stairs storage cupboard.

The kitchen has a sink, and storage cupboards. There is a step down to a ground floor wc, and a coal storage area. A door leads out to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the bathroom.

The bathroom has a bath, and a wash hand basin.

Bedroom one has a bay window to the front, a picture rail, and a fireplace.

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

Bedroom three has a window to the front, an over stairs storage cupboard, and a ceiling light point.

OUTSIDE

At the front of the property there is gated access to the garden, which is laid mainly to lawn, with a hedged boundary, mature shrubs, and a pathway leading to the entrance door. There is also a coal bunker, and a storage area, and access to the gardens to the side.

The rear garden is laid to lawn.

There is gated access from Upper Canaan, to the driveway, which provides off road parking and in turn leads to the SINGLE GARAGE.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

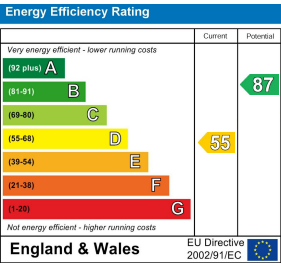
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