



95 Ashworth Avenue,
Ruddington, NG11 6GD

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This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a kitchen, a lounge/dining room, and a conservatory with French doors opening to the garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, the bathroom, and a separate wc.

Benefiting from gas central heating, and double glazing, the property has a good size garden to the rear, and a driveway at the front providing off road parking for up to three vehicles.

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. The property is within walking distance to the highly regarded Schools within catchment. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Offers Over £240,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has a radiator, a ceiling light point, a storage cupboard, and a door opening to the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for a cooker. The Baxi boiler is housed here, there is a window to the front, a ceiling light point, a radiator, and a large LARDER/STORAGE CUPBOARD (with power and storage units).

The lounge/dining room has a window to the rear, a radiator, a ceiling light point, and a glazed door opening to the conservatory.

The conservatory has French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above), two storage cupboards, a radiator, and doors into all three bedrooms, the bathroom, and the separate wc.

Bedroom one is double in size, has a window to the rear, a ceiling light point, and wardrobes with sliding mirrored doors.

Bedroom two is also double in size, has a window to the front, and two storage cupboards.

Bedroom three is single in size, has a window to the rear, and fitted shelving.

The bathroom has a bath with a mixer tap and shower attachment over, and a wash hand basin set in a vanity unit. There is a window to the front, and tiled flooring.

The separate wc has a wc and there is a window to the front.

OUTSIDE

At the front of the property the gravelled driveway provides off road parking for up to three vehicles, and gives access to the canopied entrance door.

The rear garden enjoys a southerly aspect and includes a good size lawned area. The garden has access to a utility pathway at the rear. (The existing storage shed is available by separate negotiation).

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

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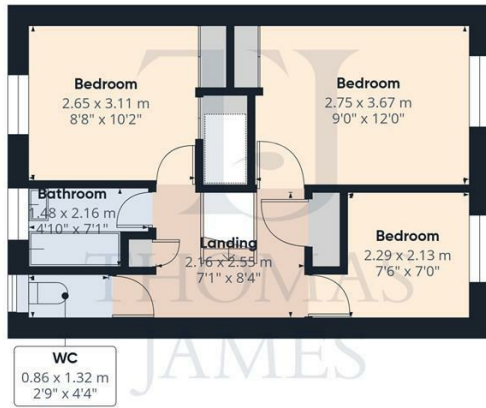
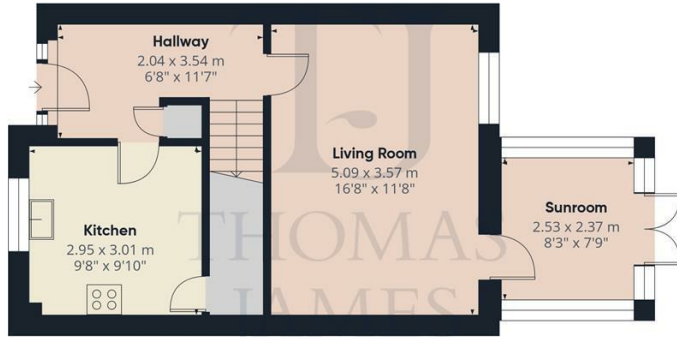
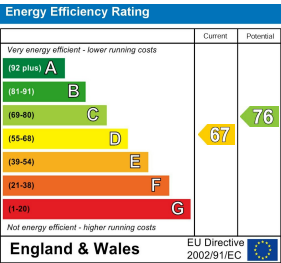


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MONEY LAUNDERING

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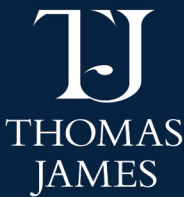


Approximate total area⁽¹⁾
78.2 m²
841 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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