



13 Easthorpe Street,  
Ruddington, NG11 6LB



# 13 Easthorpe Street, Ruddington, NG11 6LB

Offering great potential to renovate and improve, this period semi-detached home provides well proportioned accommodation arranged over two floors including an enclosed porch, living room, snug, dining room and kitchen to the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating, part UPVC double glazing and off road parking to the rear, the property occupies a larger than average sized plot with gardens to three sides offering the potential to extend (subject to the relevant planning permissions).

Situated at the heart of Ruddington village, the property is within easy reach of a wealth of excellent local facilities including shops, schools, churches, a doctors surgery and country park.

An ideal investment opportunity. Viewing is highly recommended.

**Guide Price £300,000**







## GROUND FLOOR ACCOMMODATION

### Double Glazed Double Entrance Doors

Leading into the:-

### Enclosed Porch

Windows to the front and side elevations, and further double doors with matching side panels giving access to the:-

### Living Room

Wall mounted gas fire with a tiled hearth and brick surround, wall lights, radiator, meter cupboard, a door leading into the dining room and an archway giving open access into the:-

### Snug

UPVC double glazed bay window to the front elevation, wall lights, radiator.

### Dining Room

UPVC double glazed window to the rear elevation, open working fire with a tiled hearth and brick surround, feature beamed ceiling, under-stairs storage cupboard, wall lights, door access to stairs rising to the first floor, and access through to the:-

### Kitchen

Fitted with a matching range of wall, drawer and base level units with tiled splash backs and tiled work surfaces over, 1 & 1/2 bowl sink and drainer unit with mixer tap, space for appliances.

Tiled flooring, wall lights, UPVC double glazed window to the rear elevation and a UPVC double glazed door leading out to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

With doors leading to bedroom's one and two and the bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobes with matching storage units, loft access hatch, radiator.

### Bedroom Two

UPVC double glazed window to the front elevation, radiator.

### Bathroom

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin, and a panelled bath with electric shower over. Cupboard housing the gas boiler serving the hot water system, tiled splash backs, radiator, loft access hatch, opaque UPVC double glazed window to the rear elevation and a door giving access to:-

### Bedroom Three

UPVC double glazed window to the rear elevation, radiator.

## OUTSIDE

To the front, the property is set back behind a generous sized shaped lawn with gravelled beds and established plants. There is fencing to the front boundary and a block paved pathway leads to the front entrance door and around to the side of the property.

To the side there is a further lawned area sweeping around to the rear garden.

The rear garden includes a block paved patio area, established shrub borders, with a further concrete garden area beyond leading to the parking area and summer house.

There is vehicular access to the side of the property giving access to the parking area at the rear.

## 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.

## Directions

Easthorpe Street can be located off High Street, Ruddington.

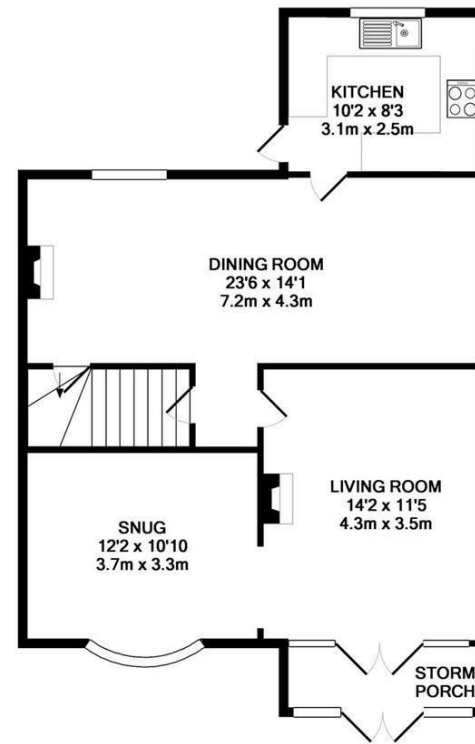
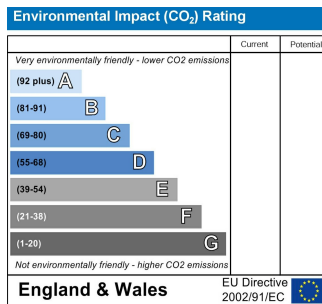
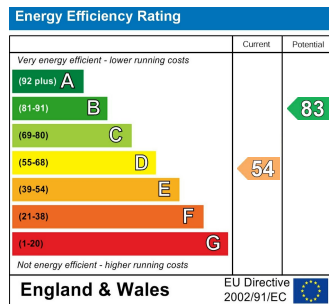


## DISCLAIMER NOTES

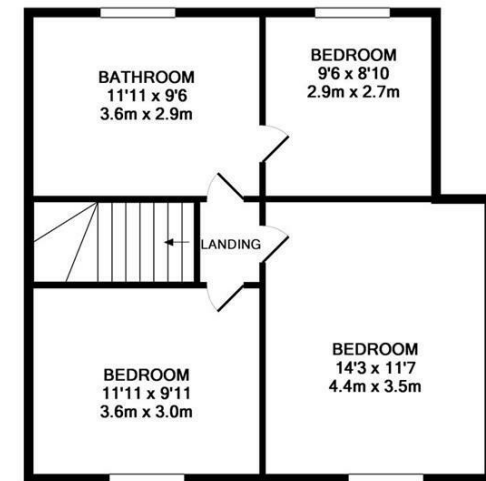
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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.



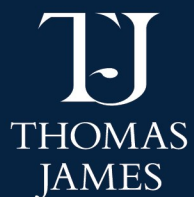
GROUND FLOOR  
APPROX. FLOOR  
AREA 687 SQ.FT.  
(63.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018



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

Tel: 0115 984 4660  
Email: ruddington@tjea.com  
Web: www.tjea.com

Selected as the Best  
Independent Agent by the  
Relocation Agent Network



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.

