



44 Camelot Street,  
Ruddington, NG11 6AN



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This mid terraced home provides accommodation arranged over two floors including; an entrance porch, a lounge, a dining/family room, and a breakfast kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, plus a further garden at the front.

Situated in the highly regarded 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.

Offered to the market with no upward chain. Viewing is recommended.

**Guide Price £235,000**







## ACCOMMODATION

The UPVC entrance door opens into the entrance porch. The entrance porch has a window to the side, tiled flooring, a light, and open access to the lounge.

The lounge has a window to the front, an electric fire, shelving, wall lighting, a radiator, and a door into the dining/family room.

The dining/family room has an under stairs storage cupboard, stairs rising to the first floor, spot lighting, a gas fire, shelving, and open access to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge and freezer, plus an electric oven, and an electric hob with an extractor hood over. There a window to the rear, tiled flooring, and a UPVC door opening to the rear garden.

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

Bedroom one is double in size, has a window to the rear, a ceiling light point, a radiator, and a range of built in wardrobes. The Worcester Bosch boiler is housed in a cupboard here.

Bedroom two is also double in size, has a window to the front, built in dressing table/storage, a radiator, and shelving.

Bedroom three is single in size, has a window to the front, a ceiling light point, and a radiator.

Completing the accommodation, the bathroom has a bath with a shower attachment over, a wash hand basin, and a wc. There is a window to the rear, and a heated towel rail.

## OUTSIDE

There is a low maintenance garden giving access to the entrance door. A shared pathway leads to the rear garden.

Enclosed by timber screen fencing, the rear garden includes; a patio seating area, a lawned area, and mature shrubs. There is gated access to the shared pathway.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

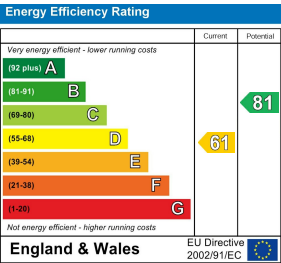
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