



30 Easthorpe Street,  
Ruddington, NG11 6LA

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Originally built in the 1870s, this extended mid terraced home provides well presented accommodation arranged over two floors including; a lounge, and a modern fitted breakfast kitchen/diner on the ground floor, with the first floor landing giving access to three bedrooms, and the remodelled family bathroom.

Benefiting from gas central heating, and double glazing, the property also has an enclosed garden to the rear and access to two storage areas.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is recommended.

**Guide Price £259,500**





## ACCOMMODATION

The entrance door opens directly into the lounge.

The lounge has a window to the front, a feature fireplace, a radiator, and a door opening into the extended breakfast kitchen/diner.

The extended breakfast kitchen/diner has a range of wall, drawer and base units, dado rail, spot lighting, 2 Velux windows a sink, drainer unit with a mixer tap over. There is a radiator, built in double oven, window overlooking the rear and a door taking you out to the rear garden. Stairs rising to the first floor with an inset boiler cupboard,

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

Upgraded and remodeled, family bathroom has a shower cubicle, a wash hand basin, bidet and wc. Built in vanity units and storage. There is a window to the rear, and tiled flooring.

Bedroom one has a window to the front, ceiling light and a radiator.

Bedroom two has a window to the front, ceiling light and radiator.

Bedroom three has a window overlooking rear garden.

The property also had a boarded loft space.

## OUTSIDE

The rear garden has a paved area, and mature shrubs. Fully enclosed, the garden houses a storage shed, and has access to a pathway leading to the front.

We are advised that two further storage sheds belonging to the property are situated in the neighbouring garden. We understand that there is a right to access this garden and the sheds.

There is on street parking available, requiring a permit.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

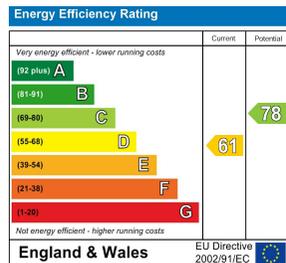
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

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

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