



5 Camelot Crescent,  
Ruddington, NG11 6AR

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This end terraced home provides immaculately well presented accommodation including; a lounge and separate dining room, both with feature fireplaces, plus a fitted kitchen on the ground floor, with the first floor landing giving access to two good size bedrooms, and the family bathroom.

(A loft conversion provides a useful additional space, but interested parties should note that no building regulations exist for the conversion.)

Benefiting from gas central heating and double glazing, the property has a driveway providing off road parking at the front, and a well maintained garden to the rear, which also houses a brick built studio.

Situated in a cul de sac position, in 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 highly recommended.

Guide Price £260,000





## ACCOMMODATION

The entrance door opens directly into the lounge.

Overlooking the front, the lounge has a cupboard housing the meters, a feature fireplace, and a door into the dining room.

The dining room has an understairs storage cupboard, stairs rising to the first floor, a feature fireplace, a window to the rear, and a door into the kitchen.

Fitted with a range of wall and base units, with tiled splash backs and wood work surfaces over, the kitchen has a sink and drainer with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for an American style fridge/freezer, plus a Range oven with an extractor hood over. There are windows to the side and rear, and a UPVC door opening to the side,

On reaching the first floor, the landing has doors into two bedrooms, and the family bathroom, which is fitted with panelled bath with a shower and glazed screen over, a wc, and a wash hand basin. The first bedroom overlooks the front, and has an overstairs cupboard. The second bedroom overlooks the rear, has a storage cupboard which houses the boiler, and a ladder style stair case which gives access to the loft conversion.

The loft conversion has ceiling light points, a window and Velux window, and a radiator.

### Loft Conversion Note

Although this space is currently being used as a bedroom, interested parties should be aware that no building regulations exist.

### OUTSIDE

At the front of the property the driveway provides off road parking for a number of vehicles. There is access to the entrance door, and gated pedestrian access to the rear garden.

The rear garden is enclosed by timber screen fencing and includes; a lawned area, a decked seating area, and mature shrubs and plants. The garden also houses a BRICK BUILT STUDIO (which is fully insulated and has power and light connected).

### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



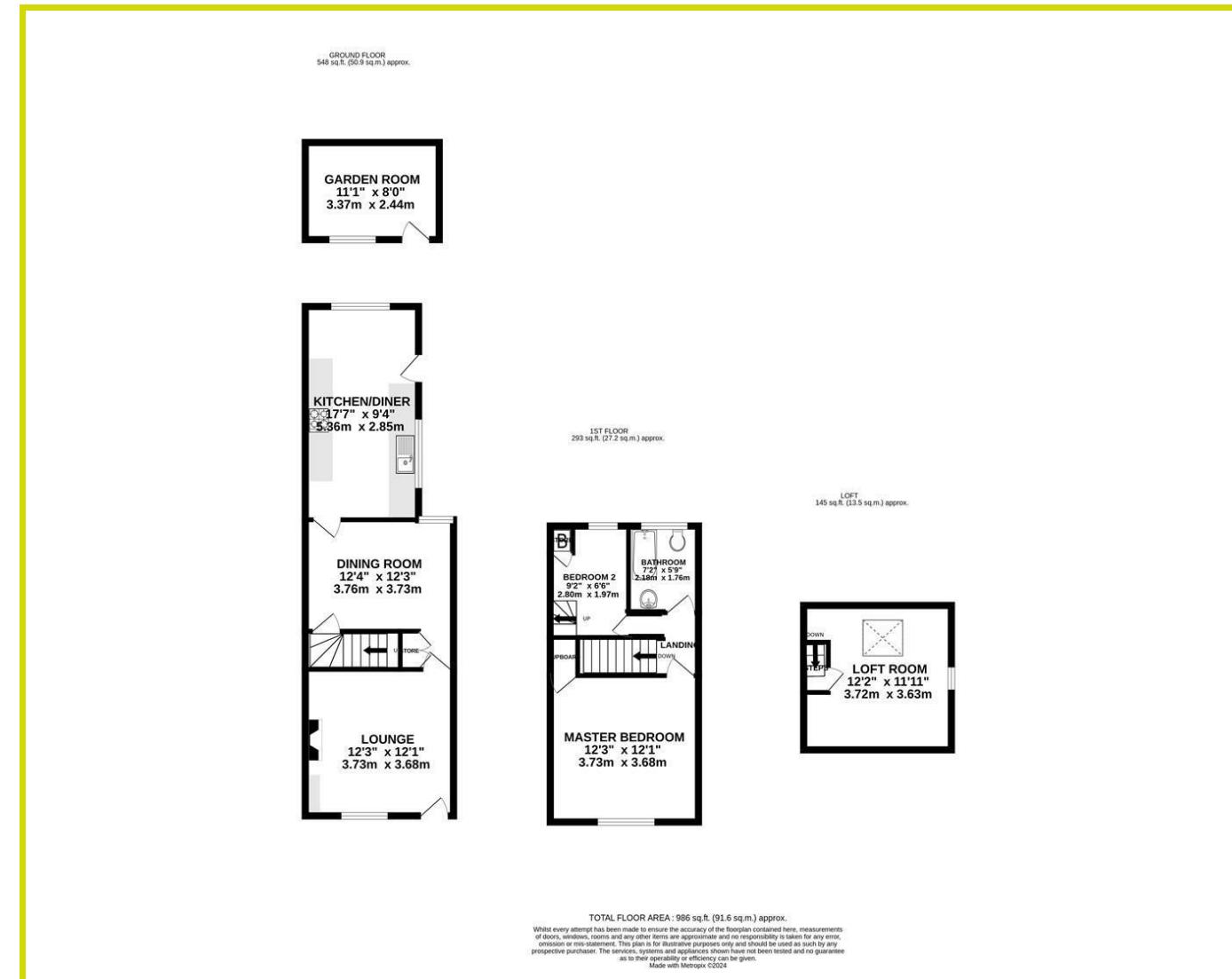
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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