



47 Cornflower Crescent,
Ruddington, NG11 6SG

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** Guide £270,000 - £280,000 **

Built by William Davis Homes, this modern end town house provides well presented accommodation arranged over two floors including; an entrance hallway, a downstairs w.c, living room, and breakfast kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from gas central heating, double glazing, and the remaining balance of original NHBC warranty, the property has an enclosed and recently landscaped garden to the rear, plus off road parking for up to two vehicles (complete with an electric vehicle charging point) to 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 £270,000



TJ
THOMAS



ACCOMMODATION

The entrance door opens into the entrance hallway.

The entrance hallway has stairs off to the first floor, a radiator, and a door opening into the living room.

The living room has a window to the front, and a door opening into 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, and built in appliances including a dishwasher, a fridge/freezer, and a cooker. There is a window to the rear, a door opening to the ground floor wc, and a door opening to the rear garden.

The ground floor wc has a wash hand basin, and a wc. There is laminate flooring here.

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

Bedroom one has a window to the front, and a built in storage cupboard.

Bedroom two has a window to the rear, and a built in wardrobe with sliding doors.

Completing the accommodation, the bathroom has a three piece suite comprising; a bath with a shower attachment and screen over, a wash hand basin, and a wc.

OUTSIDE

At the front of the property there is off road parking for up to two vehicles, an electric vehicle charging point, and access to the entrance door.

The rear garden has been recently been landscaped and includes; two patio seating areas, and a lawned area. Fully enclosed, the garden also has access to the front.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

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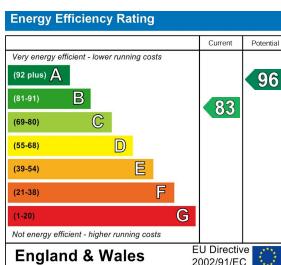


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MONEY LAUNDERING

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