

# JOHNSONS & PARTNERS

Estate and Letting Agency



**8 RUDDY ROAD, STOKE BARDOLPH, BURTON JOYCE**

NOTTINGHAM, NG14 5JH

**OFFERS OVER £240,000**



# 8 RUDDY ROAD

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FULL MARKETING TO FOLLOW | Three Bedrooms | Modern End Townhouse | En-Suite Shower Room | Parking for Two Cars | Spacious Bedrooms | Close to Local Amenities | Viewings are Advised |

Located on Ruddy Road, on the popular Rivendell development, this modern three-bedroom townhouse presents a splendid opportunity for a variety of buyers seeking a harmonious blend of countryside charm and modern living.

Upon entering this tastefully decorated residence, you are greeted with a warm and inviting lounge that seamlessly transitions to a thoughtfully designed inner hallway. A convenient cloakroom/WC provides practicality on the ground floor, leading you towards a splendid dining kitchen. Here, integrated appliances await the culinary enthusiast, complemented by double doors that open onto a delightful rear garden, perfect for alfresco dining and leisure.

Ascending to the first floor, you discover two generous double bedrooms bathed in natural light, accompanied by a family bathroom showcasing a sleek, contemporary suite. The top floor reveals an impressive main bedroom suite, complete with ample storage and an en-suite shower room, creating a private haven away from the hustle and bustle of family life.

Externally, the property boasts two dedicated parking spaces at the front, ensuring convenience for homeowners and guests alike. The rear garden offers a secure, low maintenance retreat, where one can enjoy the outdoors in privacy.

Situated in a prime location, this townhouse benefits from close proximity to local amenities, including highly regarded schools, diverse shopping options, recreational pursuits, and outstanding transport connections, including nearby rail services.

Viewings are highly recommended to truly appreciate its allure. Whether you are a growing family, a professional couple, or simply seeking a peaceful lifestyle with the benefits of a well-connected setting, this property is certain to capture your heart.

Living Room  
14'8" x 11'4" (4.49 x 3.47)

Dining Kitchen  
11'8" x 8'9" (3.58 x 2.68)

Ground Floor WC

First Floor Landing

Bedroom Three  
11'9" x 8'9" (3.59 x 2.68)

Bedroom Two  
11'9" x 10'5" (3.59 x 3.19)

Bathroom

Second Floor Landing

Bedroom One  
16'11" x 8'5" (5.17 x 2.57)

En-Suite

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

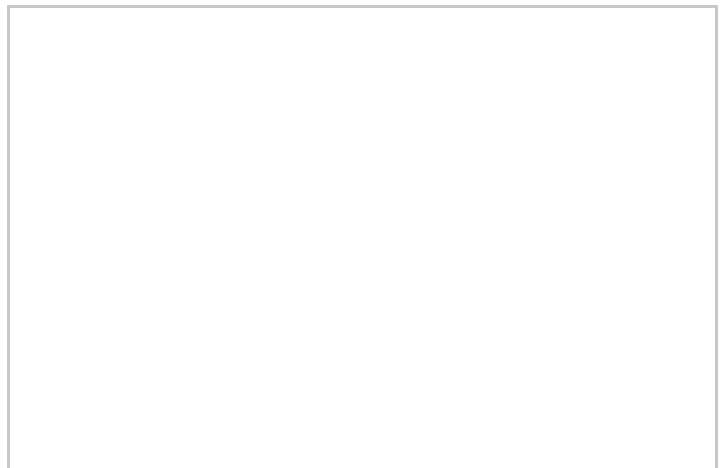
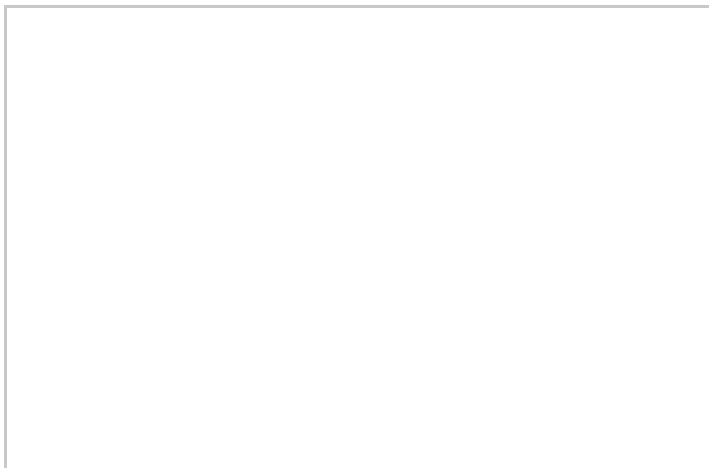
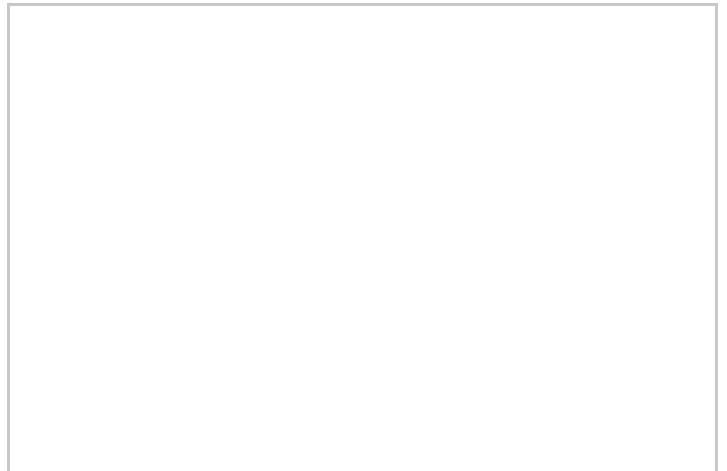
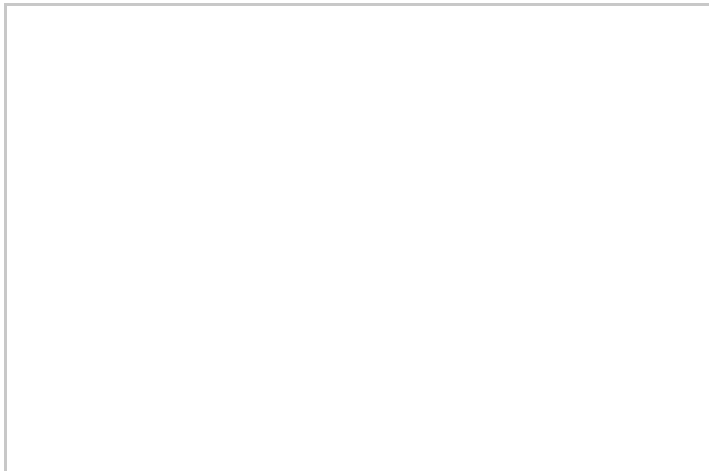
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



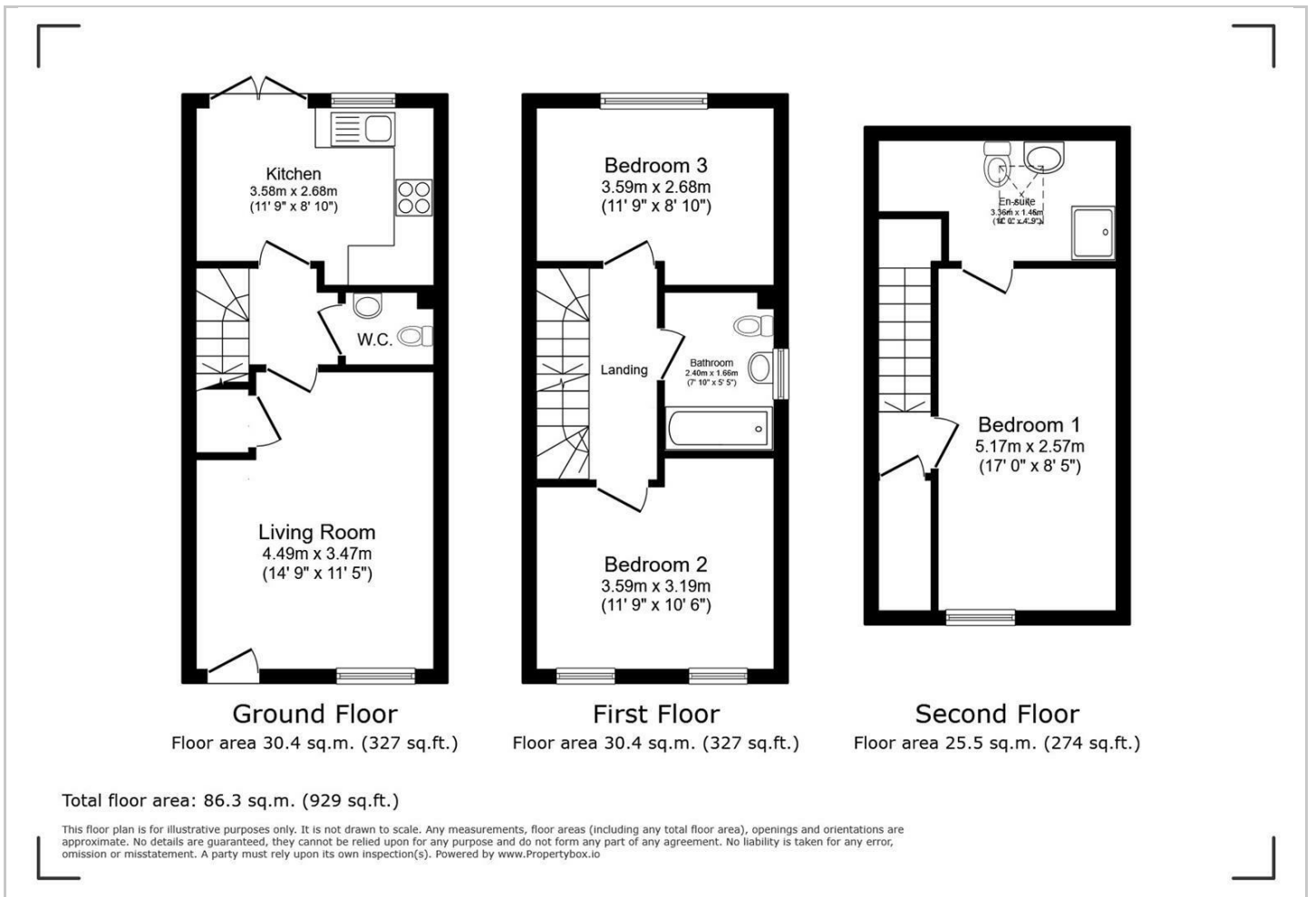
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.