

HoldenCopley

PREPARE TO BE MOVED

Camelot Street, Ruddington, Nottinghamshire NG11 6AN

£230,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This inviting mid-terrace house in Ruddington offers a perfect blend of modern, high-quality living in a popular and convenient location. The property features two bedrooms and is ideally suited for couples or working professionals seeking a stylish yet comfortable residence. The interior boasts contemporary, neutral decor throughout, creating a welcoming and versatile space. On the ground floor, you'll find a spacious living room, a modern and well-equipped kitchen complete with a range of appliances, and the added convenience of a utility room. The first floor hosts two generously sized double bedrooms, which share a sleek three-piece modern bathroom suite. Outside, the property presents a pebbled driveway providing an off street parking space for one. The rear of the house features a generously sized, low-maintenance garden. This space offers a paved seating area, complemented by an array of decorative plants and shrubs, all enclosed by a secure fence – creating an inviting environment, perfect for enjoying the Summer months. Situated in Ruddington, this house provides easy access to a variety of shops, dining options, and transportation links to both Nottingham and Derby City Centre, making it an ideal choice for those looking for a convenient and modern home in a highly sought-after location.

AVAILABLE NOW!





- Mid-Terrace House
- Two Double Bedrooms
- Modern Fitted Kitchen/Diner
- Utility Room
- Three-Piece Bathroom Suite
- Well Presented Throughout
- Low Maintenance Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'2" x 12'2" (3.71m x 3.71m)

The living room has a UPVC double-glazed window with Venetian blinds to the front elevation, wood-effect flooring, a fitted meter cupboard, a column radiator, and a single composite door providing access into the accommodation.

Kitchen

12'2" x 12'0" (3.71m x 3.68m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, a vertical radiator, wood-effect flooring, tiled splashback, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Utility

11'0" x 3'6" (3.36m x 1.07m)

The utility room has wood-effect flooring, a column radiator, fitted shelves, space and plumbing for a washing machine, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

5'8" x 3'4" (1.75 x 1.03)

The landing has carpeted flooring, a singular recessed spotlight, and provides access to the first floor accommodation.

Master Bedroom

12'2" x 12'1" (3.72m x 3.70m)

The main bedroom has carpeted flooring, an in-built storage cupboard, a column radiator, and a UPVC double-glazed window with a fitted blackout blind to the front elevation.

Bedroom Two

12'2" x 7'3" (3.72m x 2.23m)

The second bedroom has carpeted flooring, a column radiator, and a UPVC double-glazed window with a fitted blackout blind to the rear elevation.

Bathroom

8'11" x 4'6" (2.73m x 1.38m)

The bathroom has a low level flush WC, a period-style pedestal wash basin, a panelled bathtub with an overhead rainfall shower and a handheld shower head, partially tiled walls, wood-effect flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a gravelled driveway.

Rear

To the rear of the property is an enclosed low maintenance garden with patio and gravelled areas, various plants, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley 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

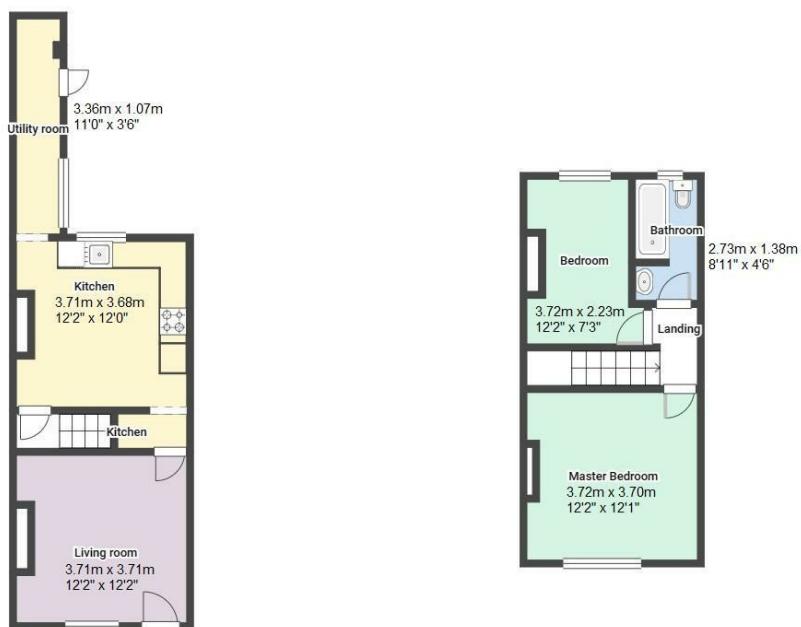
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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