

HoldenCopley

PREPARE TO BE MOVED

Shaw Street, Ruddington, Nottinghamshire NG11 6HF

Guide Price £270,000 - £280,000

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SOUGHT-AFTER LOCATION...

This three-bedroom mid-terrace home is full of character and beautifully presented throughout. Set in the heart of the highly sought-after village of Ruddington, it's perfectly placed within easy walking distance of Rushcliffe Country Park, local shops, well-regarded schools, and excellent transport links. The ground floor offers a warm and welcoming feel, featuring a comfortable living room complete with a cosy wood burner, ideal for relaxing evenings. A separate dining room sits at the heart of the home and benefits from double French doors that open out onto the rear garden, while the modern kitchen is fitted with contemporary units and finishes. Upstairs, there are two well-proportioned bedrooms and a stylish three-piece bathroom suite. The top floor provides a generous double bedroom with its own private en-suite, making it a perfect retreat. Outside, the property enjoys on-street parking to the front, and to the rear, a delightful south-facing garden with two patio seating areas and a neatly kept lawn bordered by mature plants and shrubs, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Family Bathroom & En-Suite
- On-Street Parking
- South-Facing Rear Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Living Room

10*8" x 13*1" (3.25m x 3.99m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, partially panelled walls, fitted shelves, a chimney breast alcove with a feature wood burner and an exposed brick surround and a UPVC double-glazed sash window to the front elevation.

Dining Room

14*2" x 11*5" (4.32m x 3.48m)

The dining room has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, partially panelled walls, a recessed chimney breast alcove and double French doors opening out to the rear garden.

Kitchen

10*1" x 6*3" (3.07m x 1.91m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan and dishwasher, space and plumbing for a washing machine, partially tiled walls, laminate wood-effect flooring and two UPVC double-glazed windows to the rear and side elevations.

FIRST FLOOR

Landing

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

Master Bedroom

10*8" x 13*1" (3.25m x 3.99m)

The main bedroom has exposed wooden flooring, a radiator, an in-built cupboard, in-built wardrobes and a UPVC double-glazed sash window to the front elevation.

Bedroom Three

6*11" x 11*4" (2.11m x 3.45m)

The third bedroom has carpeted flooring, a radiator, an exposed brick chimney breast alcove and a UPVC double-glazed window to the rear elevation.

Bathroom

8*6" x 4*11" (2.59m x 1.50m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, partially tiled walls, an in-built cupboard, recessed spotlights, an extractor fan, a heated towel rail, partially panelled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

17*2" x 12*6" (5.23m x 3.81m)

The second bedroom has carpeted flooring, a radiator, storage in the eaves, access to the en-suite, recessed spotlights and a skylight window.

En-Suite

5*4" x 7*3" (1.63m x 2.21m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls and wood-effect flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking, courtesy light and brick-wall boundaries.

Rear

To the rear is an enclosed south-facing garden with a paved patio area, steps leading up to an additional paved patio area, a lawn boarded by plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

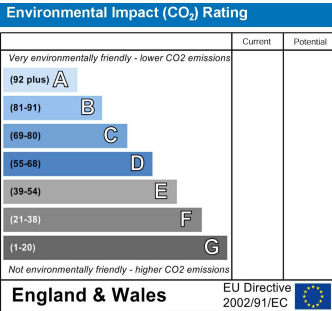
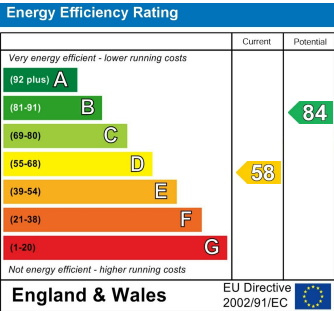
The vendor has advised the following:

Property Tenure is Freehold

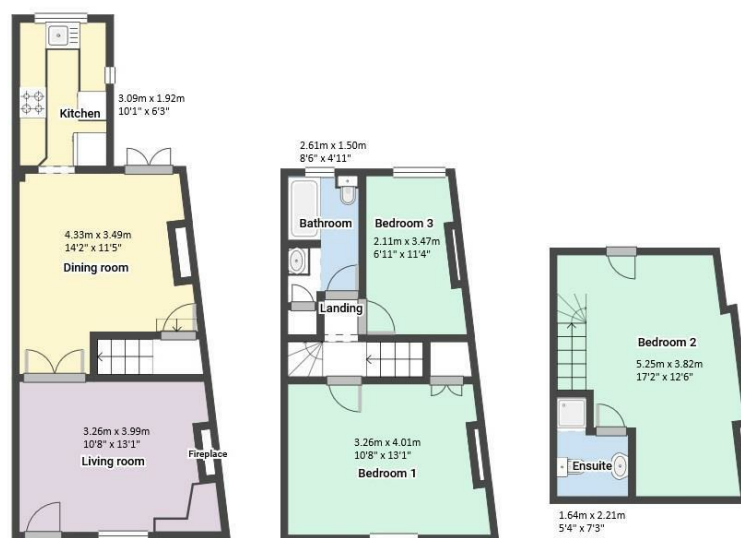
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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