



Ruddy Road,
Stoke Bardolph, Burton Joyce,
Nottingham

£240,000 Freehold



**** MUST SEE ** POPULAR LOCATION ****

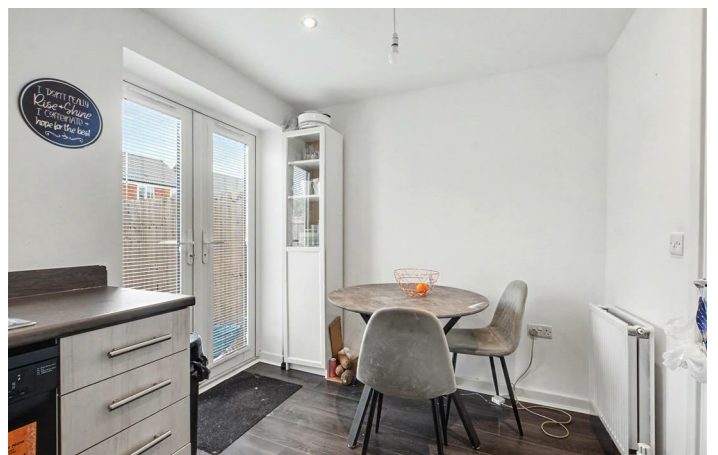
Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, THREE STOREY, END OF TERRACE FAMILY HOME situated in STOKE BARDOLPH, NOTTINGHAM.

Upon entry, you are welcomed into the lounge with under stair storage, leading to the lobby and downstairs toilet. Off the lobby is the kitchen diner with French doors opening onto the enclosed, low maintenance rear garden.

Stairs lead to landing, second double bedroom, third double bedroom and modern family bathroom featuring a three piece suite. Stairs lead to second landing and storage cupboard, with access to the first bedroom with shower room en suite.

The front of the property offers a driveway for two cars.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Please contact the office to arrange your viewing now!



Lounge

14'7" x 11'10" approx (4.46 x 3.62 approx)

Composite double glazed entrance door, UPVC double glazed window, storage cupboard, laminate flooring.

Storage Cupboard

2'6" x 3'2" approx (0.78 x 0.99 approx)

Laminate flooring.

Hallway

4'9" x 7'2" approx (1.47 x 2.19 approx)

Laminate flooring, staircase leading to the first floor landing, doors leading off to:

Downstairs WC

4'5" x 3'7" approx (1.35 x 1.11 approx)

Vinyl flooring, wall mounted radiator, WC, handwash basin with mixer tap, tiled splashbacks.

Kitchen Diner

11'9" x 8'11" approx (3.60 x 2.72 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer, laminate flooring, wall mounted radiator, UPVC double glazed French doors, UPVC double glazed window.

First Floor Landing

5'11" x 10'7" approx (1.81 x 3.24 approx)

Carpeted flooring, wall mounted radiator, staircase leading to the second floor landing, doors leading off to:

Family Bathroom

5'5" x 7'10" approx (1.66 x 2.40 approx)

Vinyl flooring, tiled splashbacks, bath with mixer tap and electric shower over, handwash basin with mixer tap over, WC, wall mounted radiator, UPVC double glazed window.

Bedroom Two

8'7" x 11'10" approx (2.62 x 3.63 approx)

Carpeted flooring, wall mounted radiator, two UPVC double glazed windows.

Bedroom Three

6'11" x 11'10" approx (2.13 x 3.61 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Second Floor Landing

10'0" x 3'0" approx (3.05m x 0.91m approx)

Carpeted flooring, storage cupboard, door leading off to:

Storage Cupboard

3'0" x 2'7" approx (0.93 x 0.80 approx)

Bedroom One

16'3" x 8'5" approx (4.95m x 2.57m approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator, door leading through to the en-suite.

En-Suite

4'11" x 10'11" approx (1.51 x 3.34 approx)

Vinyl flooring, tiled splashbacks, handwash basin with mixer tap, shower enclosure with mains fed shower, wall mounted radiator, WC, Velux window.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, patio area, space for a shed, fencing to the boundaries, gated access to the front of the property.

Front of Property

To the front of the property there are two allocated parking spaces.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 22mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

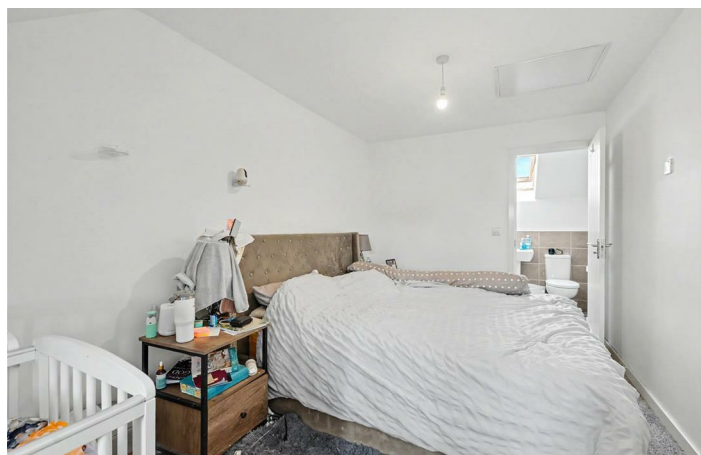
Flood Risk: No flooding in the past 5 years

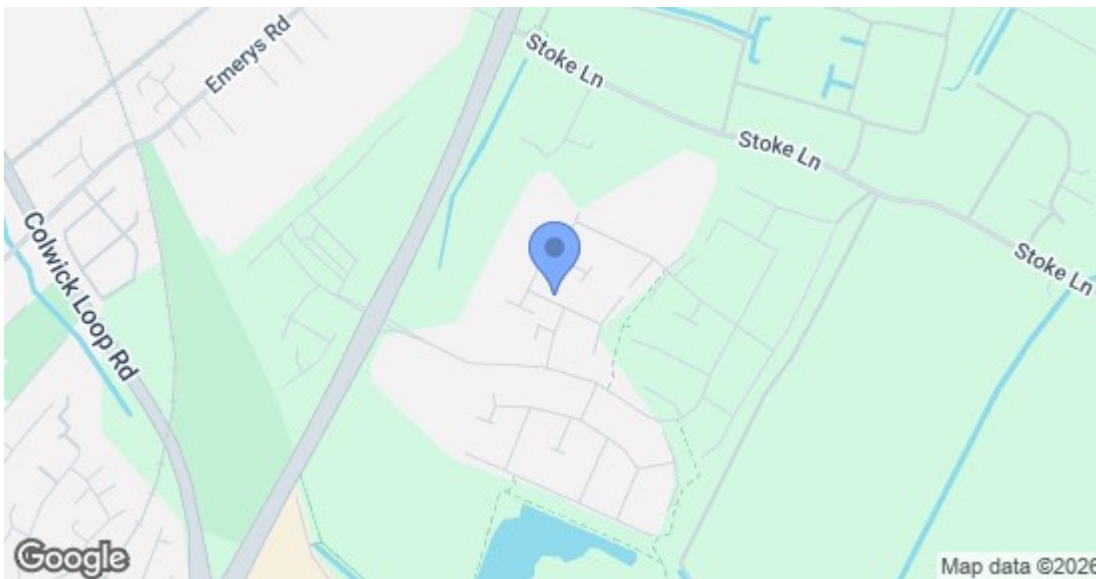
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.