



52 Woodhouse Gardens, Ruddington, Nottingham, NG11 6BF

£1,150 Per month

- Sought after area of Ruddington
- Downstairs WC
- Patio door leading to the garden
- three piece bathroom suite with mixer shower over
- Council Band B
- 2 double bedrooms
- Separate kitchen and lounge/diner
- Allocated Off street parking
- Rear garden
- EPC C

52 Woodhouse Gardens, Nottingham NG11 6BF

Situated in the sought after village of Ruddington, this two bedroom property is within easy reach of shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre and the surrounding villages.

This modern end town house provides accommodation arranged over two floors including an entrance hallway, a kitchen, a bright living/dining room (overlooking the rear garden, and with a door opening out), plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms, and the bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property has an enclosed garden to the rear, and an allocated car parking space at the front.

Call Mulberry Lane to arrange a viewing.



Council Tax Band: B



The entrance hallway has stairs rising to the first floor, and doors opening into the kitchen, the living/dining room, and the ground floor wc.

The ground floor wc has a two piece suite comprising; a low flush wc, and a pedestal wash hand basin.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in dishwasher, space for a fridge/freezer, plus an integrated oven, and a four ring gas hob with an extractor hood over. There is a UPVC double glazed window to the front.

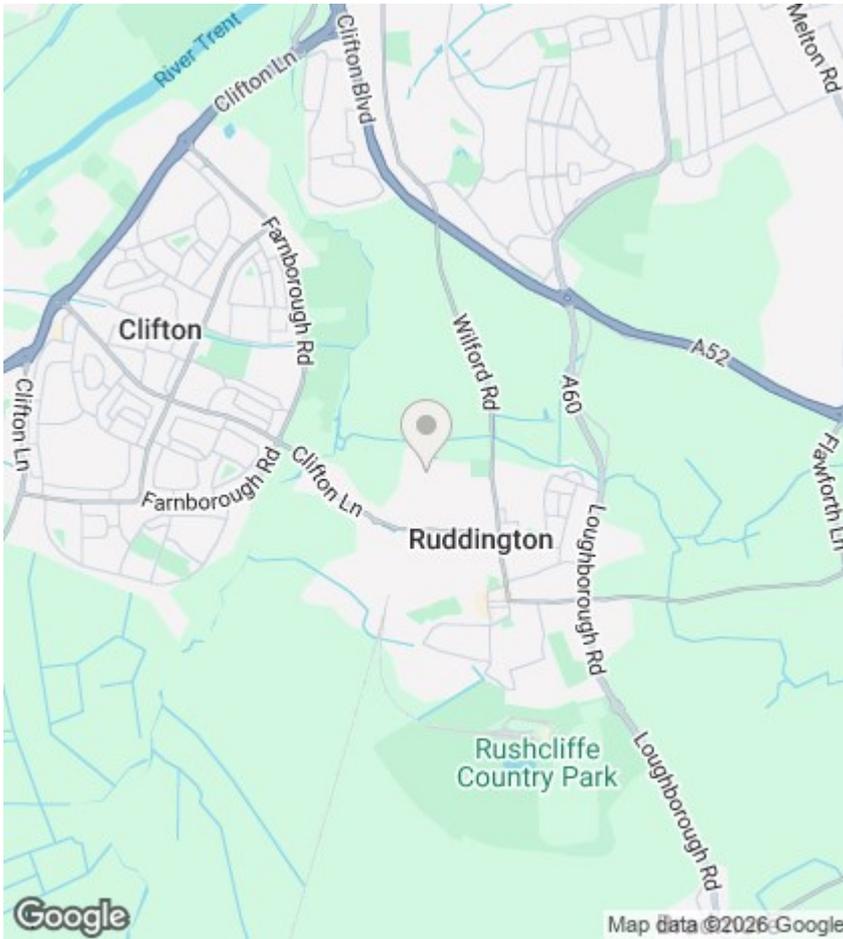
The bright living/dining room has a useful under stairs storage cupboard, and a UPVC double glazed door, with windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening into both bedrooms and the bathroom.

Bedroom one has a UPVC double glazed window to the rear, and fitted wardrobes.

Bedroom two has a UPVC double glazed window to the front, and an over stairs storage cupboard (which houses the Potterton central heating boiler).

Completing the accommodation, the bathroom has a three piece suite in white comprising; a panelled bath with a mixer shower over, a pedestal wash hand basin, and a low flush wc. There is part tiling to the walls, an extractor fan, and a shaver point.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(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	