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Because property is personal

£210,000

Roe Gardens, Ruddington



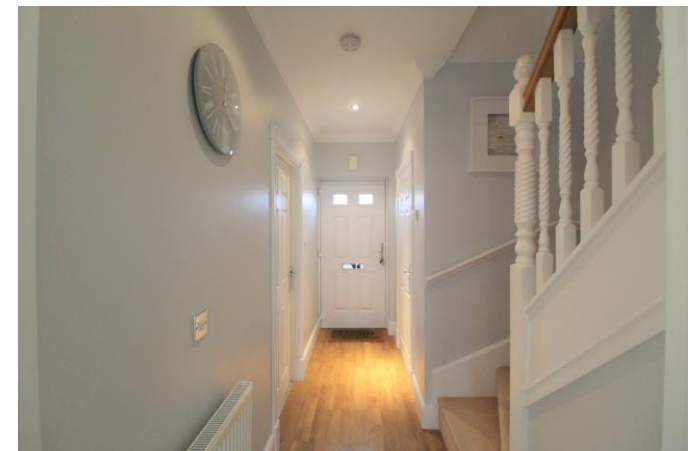


## ROE GARDENS, RUDDINGTON

Benjamins are delighted to offer this immaculately presented two-bedroom town house built by Charles Church in 2006. The property enjoys quality fittings throughout and benefits from gas central heating and UPVC double glazing. The accommodation comprises entrance hall, downstairs Wc, living/dining room, fitted kitchen, stairs to landing, two double bedrooms, family bathroom. Front and rear professionally landscaped gardens, garage.

Situated in the sought-after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools and a country park.





- Charles Church build
- Two double bedrooms
- Off road parking and garage
- Gas Central Heating
- Modern Kitchen
- Double Glazing



**2 Bedrooms / 1 Bathroom / 2 Receptions**

**£210,000**



## Summary

### Living/Dining Room 4.32m (14'2") x 4.09m (13'5")

Feature gas fireplace with marble effect surround, double glazed French patio doors giving access to rear garden, double glazed windows to rear, storage cupboard, two radiators.

### Kitchen 3.61m (11'10") x 1.83m (6'0")

Fitted with a matching range of wall and base level units with drawers and laminate worksurfaces, inset 1 & 1/2 stainless steel sink unit with mixer tap, built in double electric oven with four ring gas hob and extractor fan, built in dishwasher, fridge freezer and space and integrated washing machine. Wall mounted boiler serving the hot water system, radiator, double glazed window to front, tiling to splashbacks.

### Hall

Radiator, central heating thermostat, recessed downlights, stairs rising to first floor and doors provide access into the ground floor accommodation door to.

### Downstairs Wc

Fitted with a two-piece suite comprising; Low flush w.c. and pedestal wash hand basin with tiling to splashbacks, opaque double-glazed window to front, radiator.

### Bedroom 1 3.43m (11'3") x 3.05m (10'0")

With a range of fully fitted wardrobes, two double glazed windows to rear, radiator, coving to ceiling.

### Bathroom 1.80m (5'11") x 2.36m (7'9")

Fitted with a three piece suite comprising; Low flush w.c, pedestal wash hand basin and panelled bath with shower over and screen, tiling to splashbacks, heated towel rail, shaver point, recessed downlights.

### Bedroom 2 4.09m (13'5") x 2.59m (8'6")

Two double glazed windows to front, airing cupboard, radiator.

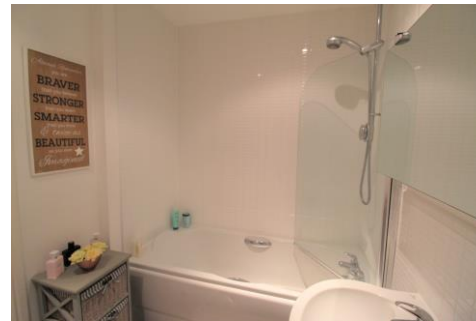
### Outside

To the front of the property is a gated foregarden with planted shrubs and pathway leading to the canopy porch with UVPC entrance door.

The rear plot has been landscaped offering a low maintenance garden with planted shrubs, stone chipped borders, flag stone patio and is fully enclosed with timber fencing to boundaries. A door provides rear access into the garage and a gate for rear access for the drive.

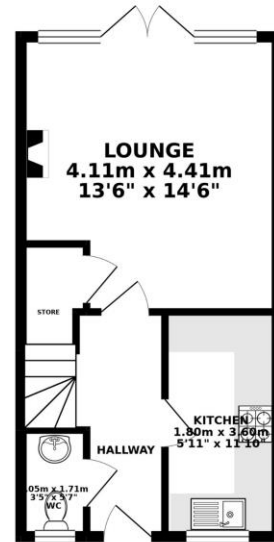
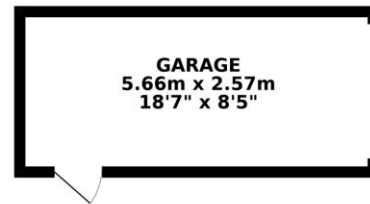
### Garage

With power and lighting, up and over door to front and pedestrian door to rear.

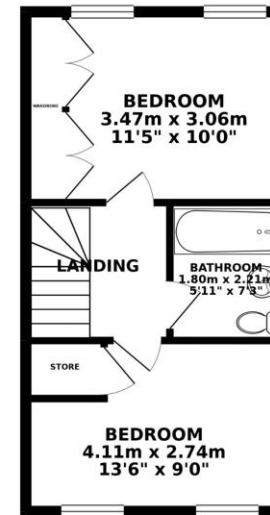


## Floorplan

GROUND FLOOR 47.41 sq. m.  
( 510.30 sq. ft. )



1ST FLOOR 32.86 sq. m.  
( 353.75 sq. ft. )



TOTAL FLOOR AREA : 80.27 sq. m. ( 864.05 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Mid Terrace House

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