



9 Rufford Walk, Ruddington, NG11 6BB

Guide Price: £150,000

This well-presented, purpose-built ground floor flat offers a thoughtfully arranged home extending to approximately 62 square metres (677 square feet) of internal living space. Positioned within a well-maintained development just off Loughborough Road, the property will appeal equally to owner-occupiers and those seeking a reliable long-term investment.

Entry is via a secure communal entrance hall leading to a private entrance hall, which connects the principal rooms with a natural and welcoming flow throughout. The generous lounge and dining area forms the heart of the home, opening directly to the kitchen in an open-plan arrangement that encourages a sociable, contemporary feel suited to everyday living and entertaining alike.

The two double bedrooms are well-proportioned and flexible, while the bathroom off the hallway is neatly fitted with a bath, overhead shower, wash basin, WC and heated towel rail.

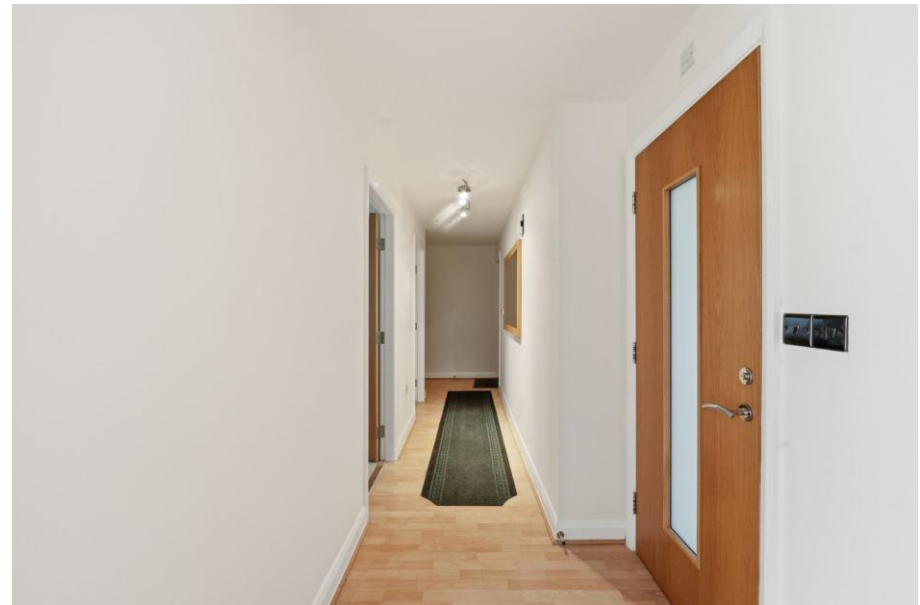
The ground floor position offers level access without compromising on the privacy of a self-contained home.

Outside, the flat sits within a quiet communal garden setting, offering a peaceful outlook with allocated off street parking. Altogether, this is a solid, well-balanced property in a convenient location — equally appealing as a comfortable home or a sound addition to a property portfolio. Ideally located, just a 10-minute walk away from Ruddington Village.

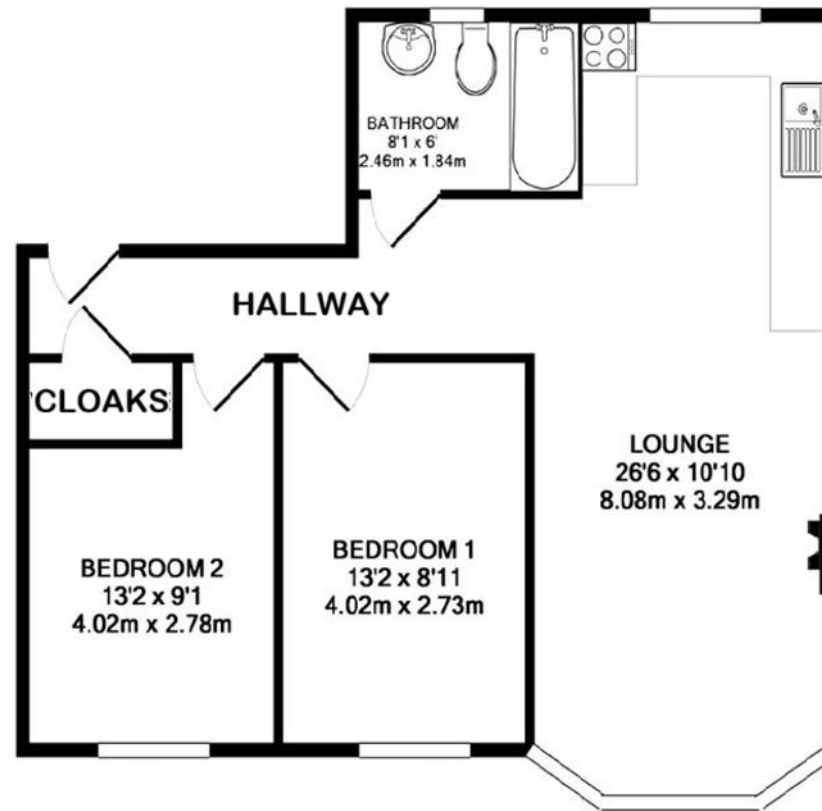
Accommodation & Amenities

- Purpose-built ground floor flat offering two well-proportioned double bedrooms and approximately 62 square metres (677 square feet) of internal living space.
- Bright and spacious open-plan lounge, dining and kitchen area providing a comfortable and sociable main living space.
- Bathroom fitted with a bath, overhead shower, wash basin, WC and heated towel rail.
- Allocated off street parking.
- Secure communal entrance leading to a private entrance hall that connects the main rooms with a natural and easy flow.
- Set within a quiet communal garden just off Loughborough Road, offering appeal for both owner-occupiers and long-term investors.
- Conveniently located, just a 10-minute walk away from Ruddington Village.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 677 SQ. FT. (62 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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