



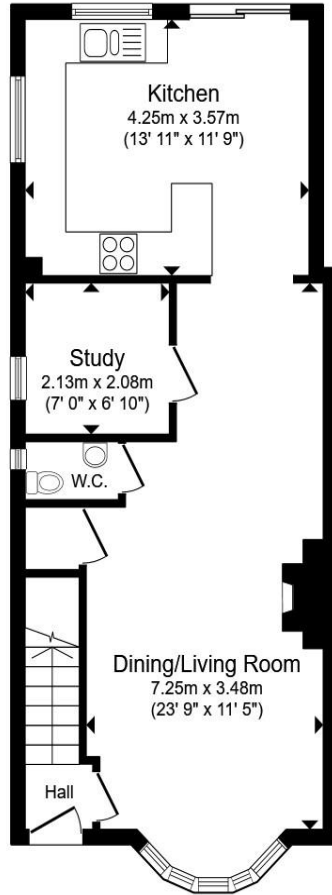
**Ruddington Lane, Nottingham NG11 7BY**

**welcome to**

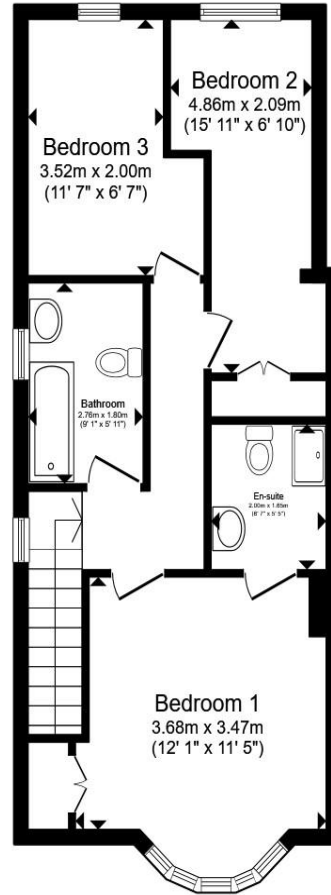
**Ruddington Lane, Nottingham**

William h brown are please to offer this excellent three-bedroom semi-detached home, situated on a spacious plot in the popular village of Wilford!  
VIEWING IS ESSENTIAL!

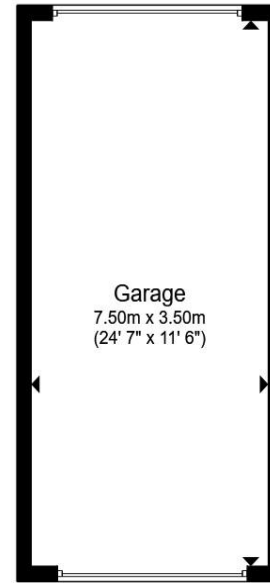




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Lounge/Diner**

**Cloakroom**

**Study**

**Kitchen**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

Total floor area 124.7 m<sup>2</sup> (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Ruddington Lane, Nottingham

- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- DOWNSTAIRS STUDY
- THREE SPACIOUS BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£360,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF104142](http://williamhbrown.co.uk/Property/WBF104142)



Property Ref:  
WBF104142 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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