



52 Tongue Way,  
Ruddington, NG11 6BA

TJ  
THOMAS  
JAMES



# 52 Tongue Way, Ruddington, NG11 6BA

This modern end town house provides accommodation including an entrance hall, a living room, a dining kitchen with French doors opening to the rear garden, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas heating and double glazing, the property has an enclosed garden to the rear, and a block paved driveway at the front providing off road parking for one vehicle.

Situated in a quiet cul-de-sac position, in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is recommended.

**Guide Price £270,000**





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### Directions

Tongue Way can be located off Pasture Lane, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Entrance Door

Opening to the:-

#### Entrance Hall

Doors into the ground floor wc, and the living room.

#### Ground Floor WC

Fitted with a two piece suite comprising a low flush wc, and a corner wash hand basin.

Opaque double glazed window to the front elevation, radiator, tiling to the splash backs, vinyl floor covering.

#### Living Room

Double glazed window to the front elevation, radiator, stairs off to the first floor door opening to the:-

#### Dining Kitchen

Fitted with a matching range of wall, drawer and base units, roll edge work surfaces and matching splash backs, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, integrated electric oven, and a four ring gas hob with a stainless steel splash back and extractor hood over.

Double glazed window to the rear elevation, cupboard housing the gas boiler which serves the hot water system, ceiling spot lights, vinyl floor covering, radiator, under stairs storage cupboard, double glazed French doors opening to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch, shelved airing cupboard, doors into three bedrooms and the family bathroom.

#### Bedroom One

Two double glazed windows to the front elevation, radiator.

#### Bedroom Two

Double glazed window to the rear elevation, radiator.

#### Bedroom Three

Double glazed window to the rear elevation, radiator.

#### Family Bathroom

Fitted with a three piece suite comprising a low flush wc, a pedestal wash hand basin and a panelled bath with a mains fed shower over.

Tiling to the splash backs, vinyl floor covering, radiator.

### OUTSIDE

At the front of the property the block paved driveway provides off road parking for one vehicle, and in turn gives access to the entrance door.

The rear garden is laid mainly to lawn, with a paved patio seating area, and a hard standing area with a timber shed. Timber fence enclosed, the garden has pedestrian gated access to the front.

#### Agents Note

Thomas James have been advised that a monthly service charge is payable currently at £28.46

#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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## DISCLAIMER NOTES

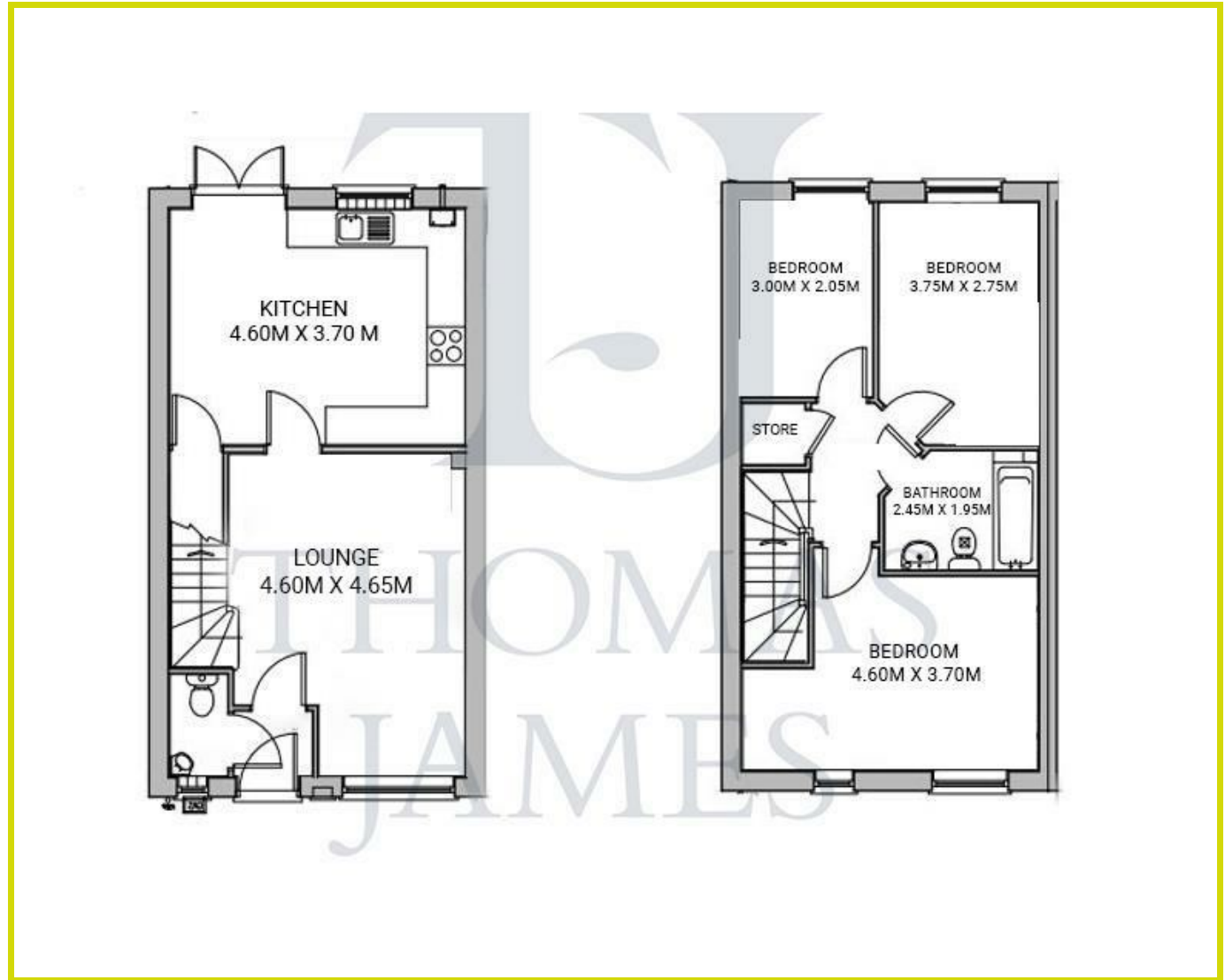
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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