



7 Shrimpton Court,  
Ruddington, NG11 6GY



# 7 Shrimpton Court, Ruddington, NG11 6GY

Fully modernised and much improved throughout, this well presented semi detached bungalow is situated on a popular development of retirement bungalows, with a site manager on call, a residents lounge, well maintained communal gardens, and parking areas.

The two bedroom home boasts a recently refitted kitchen and bathroom, and benefits from gas central heating and double glazing. The property also has its own driveway and carport.

Shrimpton Court is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is recommended.

**Guide Price £270,000**







## ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall.

From the entrance hall, doors give access to the first bedroom, which is fitted with an extensive range of furniture including wardrobes, drawers, top boxes and a dressing table area, plus a further bedroom, the recently refitted bathroom, and the open plan living/dining room.

The open plan living/dining room has a feature fireplace, a sliding patio door opening to the rear, and a door into the kitchen.

Recently refitted with a range of gloss fronted wall, drawer and base units, this modern kitchen also has a composite sink with an instant hot water tap, and integrated appliances including an electric oven, a microwave, a washing machine, a slimline dishwasher, and a fridge/freezer.

## OUTSIDE

The property has its own driveway and carport, providing off road parking.

The development has well maintained communal gardens, including lawns and patio seating areas, along with a communal parking area.

## Leasehold Information

We have been advised that the annual service with a monthly charge of £143.78.

Please contact Thomas James Estate Agents for further information.

## 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.

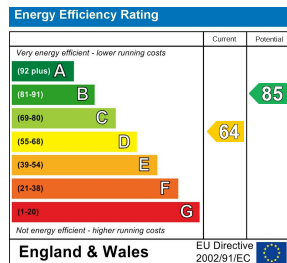


## DISCLAIMER NOTES

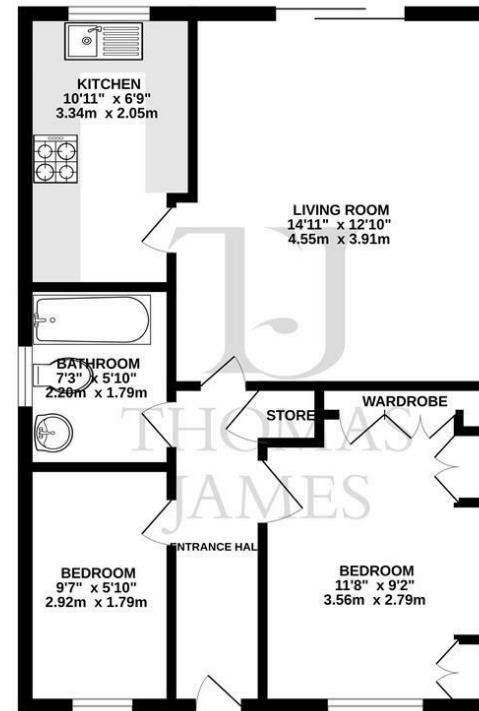
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## MONEY LAUNDERING

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.

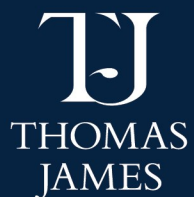


GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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