



101 Wilford Road,
Ruddington, NG11 6BH

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***GUIDE PRICE - £240,000 - £250,000

This well presented end terraced home provides accommodation arranged over two floors which includes an entrance hall, a living room, a separate dining room, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, plus off road parking at the front.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £240,000





ACCOMMODATION

At the front of the property, the entrance door opens to the entrance hall. From here, doors open into the dining room and the living room.

The living room has a bay window to the front, and a feature cast iron fireplace with a tiled hearth. With windows to the side and rear, the separate dining room has a door opening to the rear garden, and a glass panelled door leading into the kitchen. Stairs also rise from there, to the first floor.

The kitchen is fitted with wall and base units, and granite effect work surfaces. There is a sink and drainer unit, space for appliances, a built in electric oven, and a four ring ceramic hob.

On reaching the first floor, the landing gives access to two good size bedrooms, and the fitted bathroom.

OUTSIDE

At the front of the property, the gravelled driveway provides off road parking, and in turns gives access to the entrance door. A gated pathway at the side, leads to the rear garden.

The rear garden includes a block paved patio seating area leading to an artificial lawn with gated access to front, fenced boundaries and timber shed.

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.

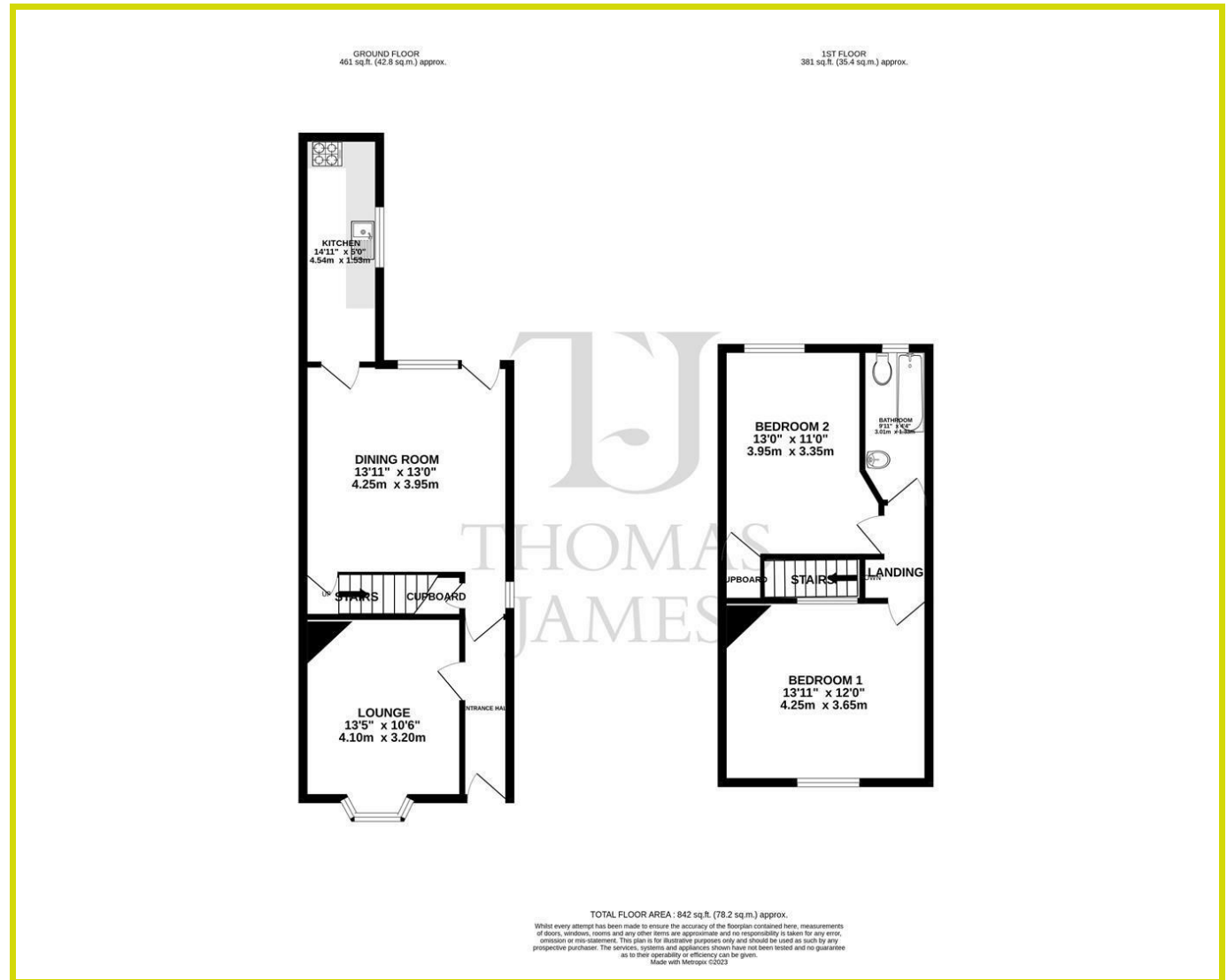
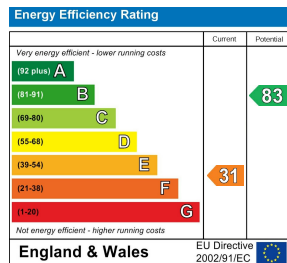


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