



3 Greenwood Gardens,
Ruddington, NG11 6GU

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**** NO UPWARD CHAIN ****

This end terraced home provides accommodation arranged over two floors including: an entrance hall, a lounge, a breakfast kitchen, and a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms (one of which is currently used as a dressing room), and the fitted bathroom.

Benefiting from gas central heating, the property has a low maintenance enclosed garden to the rear, plus a driveway providing off road parking for up to two vehicles.

Situated in the sought after South Nottinghamshire village of Ruddington, the property enjoys views over Elms Park, and 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 £250,000





ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, and a door opens into the lounge.

Overlooking the front, the lounge has a gas fire, an under stairs storage area, and a door opening into the breakfast kitchen. The breakfast kitchen is fitted with a range of wall, display, drawer and base units, has a stainless steel sink and drainer unit, and space and plumbing for a washing machine. The Gloworm central heating boiler is housed in the kitchen, there is a window overlooking the conservatory, and a door opening into the conservatory.

The conservatory has a dwarf wall, a radiator, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and gives access to two bedrooms (one of which is currently used as a dressing room), and the bathroom, which is fitted with a freestanding bath, a vanity wash hand basin, and a low flush wc.



OUTSIDE

To the rear of the property, there is a low maintenance garden, laid to a patio seating area. There is an external tap, and pedestrian gated access from the garden, to the driveway at the rear which provides off road parking for up to two vehicles.

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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

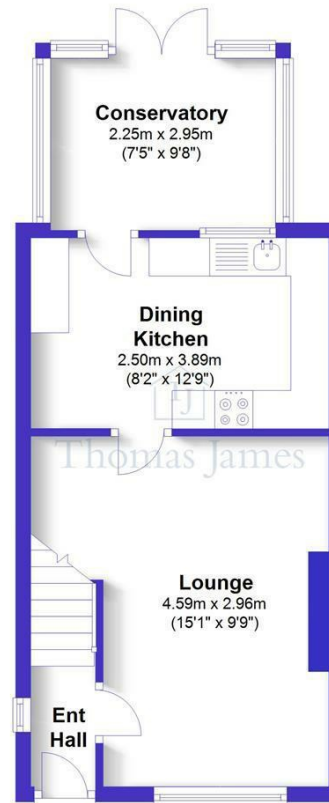
MONEY LAUNDERING

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	86
England & Wales		EU Directive 2002/91/EC	

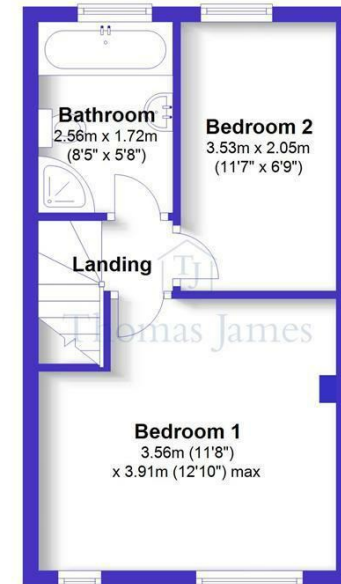
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)

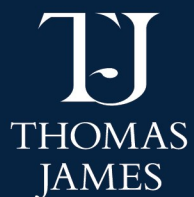


First Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)



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