



22 The Green,
Ruddington, NG11 6HH

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**** GUIDE PRICE: £200,000 - £220,000 ****

This delightful characterful cottage provides accommodation arranged over three floors including a living room with a feature log burner, plus a breakfast kitchen on the ground floor, a double bedroom and a bathroom on the first floor, and a further double bedroom on the second floor.

Benefiting from gas central heating and double glazing, the property also has a (shared) garden to the rear.

Situated close to the heart of the highly regarded south Nottinghamshire village of Ruddington, the property overlooks the village green, and is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £200,000





ACCOMMODATION

The UPVC entrance door opens directly into the living room. The living room has a window to the front, a meter cupboard, a feature log burning stove with a wood lintel over, and a door opening to the breakfast kitchen.

The breakfast kitchen is fitted with a range of wall, drawer and base units, with tiled splash backs and roll edge work surfaces. There is a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge, plus a built in electric oven, and a four ring gas hob. Stairs rise from the breakfast kitchen, to the first floor, there are beams to the ceiling, a window to the rear, an under stairs storage cupboard, and a UPVC door opening to the garden.

On reaching the first floor, the landing gives access to a double bedroom which has a feature fireplace and overlooks the village green, and to the bathroom which is fitted with a three piece suite, and a has cupboard housing the gas combination boiler. The final door from the landing, gives access to the stairs which rise to the second floor/loft room.

The double bedroom on the second floor, has feature exposed brickwork, two Velux windows, and eaves storage.

OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property, there is a patio seating area, with a shared garden beyond, and a hard standing area suitable for a shed or brick built barbecue.

(It should be noted that there is shared access across the garden, for neighbouring properties.)

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,642.02.

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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MONEY LAUNDERING

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



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