



1 The Stables, Wilford Road,
Ruddington, NG11 6NB

TJ
THOMAS
JAMES

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Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

This characterful barn conversion provides accommodation arranged over two floors including an entrance hall, a lounge with French doors opening to the garden, a kitchen, a conservatory and a wc on the ground floor, with the first floor landing giving access to two bedrooms and the fitted shower room.

Benefiting from gas central heating, the property has a courtyard style garden to the front, enclosed gardens to the side and rear, plus a garage providing off road parking.

Situated 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 essential.

Guide Price* £288,000





Directions

The Stables can be located on Wilford Road, from Clifton Road, Ruddington.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

With glazed panels, opening to the:-

Entrance Hall

Dado rail, coving, exposed floor boards, ceiling light point, radiator, stairs off to the first floor, under stairs storage cupboard, part glazed door into the kitchen, doors into the lounge and the ground floor wc.

Ground Floor WC

Fitted with a low flush wc, and a wash hand basin set in a vanity unit with a mixer tap over.

Window to the front elevation, part tiled walls, exposed floor boards, heated towel rail, mirror fronted storage cupboards.

Lounge

Window to the front elevation, two radiators, coving, electric fire set in a feature surround, dado rail, French doors opening to the rear garden.

Kitchen

Fitted with a range of wall, drawer and base units, under cabinet lighting, roll edge work surfaces, Belfast sink with a mixer tap over, built in dishwasher, built in NEFF double oven, and a NEFF electric hob.

Window to the rear elevation, ceiling spot lights, coving, radiator, breakfast bar, doors into the:-

Conservatory

With a dwarf wall, radiator, wall light point, and French doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, doors into two bedrooms, and the bathroom.

Shower Room

Fitted with a wash hand basin set in a vanity unit with a mixer tap over, a low flush wc, and a shower cubicle with a rainfall shower.

Shower Room (Cont'd)

Window to the side elevation, ceiling spot lights, dressing table with a mirror over and drawers beneath, heated towel rail.

Bedroom Two

Window to the rear elevation, radiator, wall light points, storage cupboard, built in wardrobes.

Bedroom One

Window to the front elevation, radiator, wall light points, two bedside cabinets.

Storage Area

Offering the potential to develop, subject to gaining the correct planning and consents.

OUTSIDE

There is a courtyard style garden at the front of the property, laid to block paving, with mature shrubs and steps to the entrance door.

The side and rear gardens are fully enclosed and include a lawned area, a patio seating area, a decked seating area, and a variety of plants and shrubs. The garden houses a SUMMER HOUSE, has external lighting, and gated access to the SINGLE GARAGE.

Single Garage

With an up and over door, power connected, and plumbing for a washing machine.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,356.62.

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.

AUCTION NOTES

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

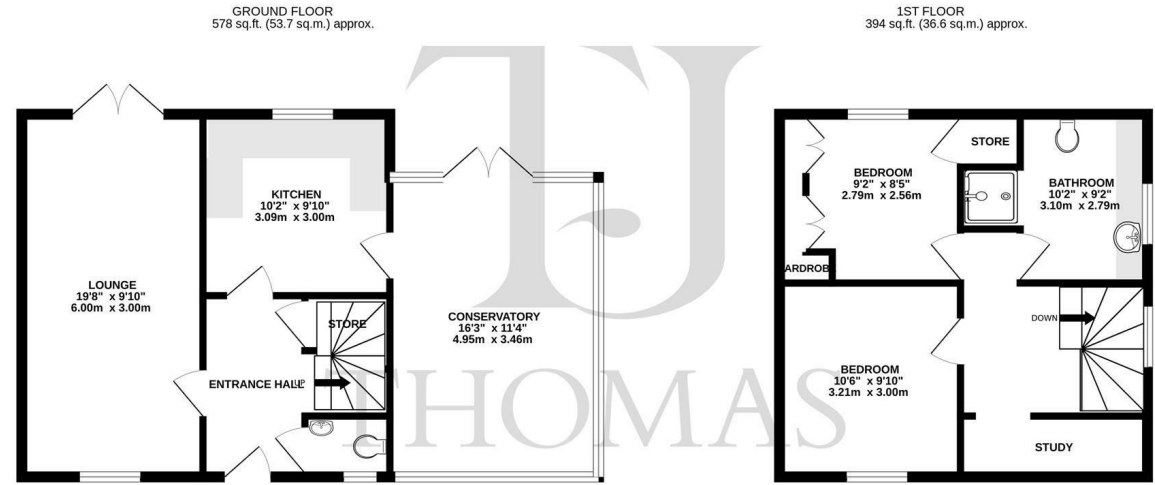
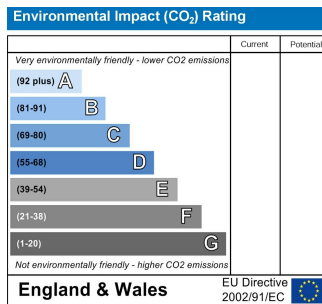
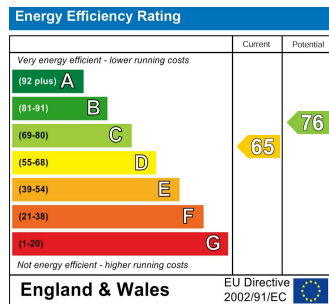


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MONEY LAUNDERING

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TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 items 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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Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

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