



10 Templeman Close,  
Ruddington, NG11 6BT





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This end terraced home provides well presented accommodation arranged over two floors including an entrance porch, a lounge, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom. Having the benefit of a garage.

Benefiting from gas central heating, the property has enclosed gardens to the rear, and a further garden to the front.

Situated in a quiet position in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre and the surrounding villages.

An ideal first time purchase. Viewing is recommended.

**Guide Price £275,000**





### Directions

Templeman Close can be located off Camelot Street, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

Opening to the:-

#### Brick Built Porch

Window to the side elevation, ceiling light point, door into the:-

#### Lounge

Bay window to the front elevation, ceiling light point, radiator, stairs off to the first floor, door into the:-

#### Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, composite sink with a drainer, space and plumbing for both a washing machine and a dishwasher, space for a free standing fridge and freezer, built in oven with a four ring gas hob and an extractor hood over.

Window to the rear elevation, radiator, wall mounted boiler housed in a cabinet, glass panelled door opening to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch, radiator, ceiling light point, doors into three bedrooms and the family bathroom.

#### Family Bathroom

Fitted with a panelled bath with a shower over, and a vanity unit incorporating the wash hand basin and wc.

Window to the rear elevation, heated towel rail, wall mounted vanity unit.

#### Bedroom One

Window to the front elevation, ceiling light point, radiator.

#### Bedroom Two

Window to the rear elevation, ceiling light point, radiator, fitted wardrobes with sliding doors.

#### Bedroom Three

Window to the front elevation, ceiling light point, radiator.

### OUTSIDE

At the front of the property the garden is laid mainly to lawn, with mature shrubs. A pathway leads to the entrance door, there is an external light, and wrought iron gated access to the shared pathway at the side, leading eventually to the rear.

The rear garden is fully enclosed by timber screen fencing and includes a patio seating area, a shaped lawn, mature shrubs and bedding plants. The garden also houses a summer house.

#### Garage

Off Road parking and garage

#### 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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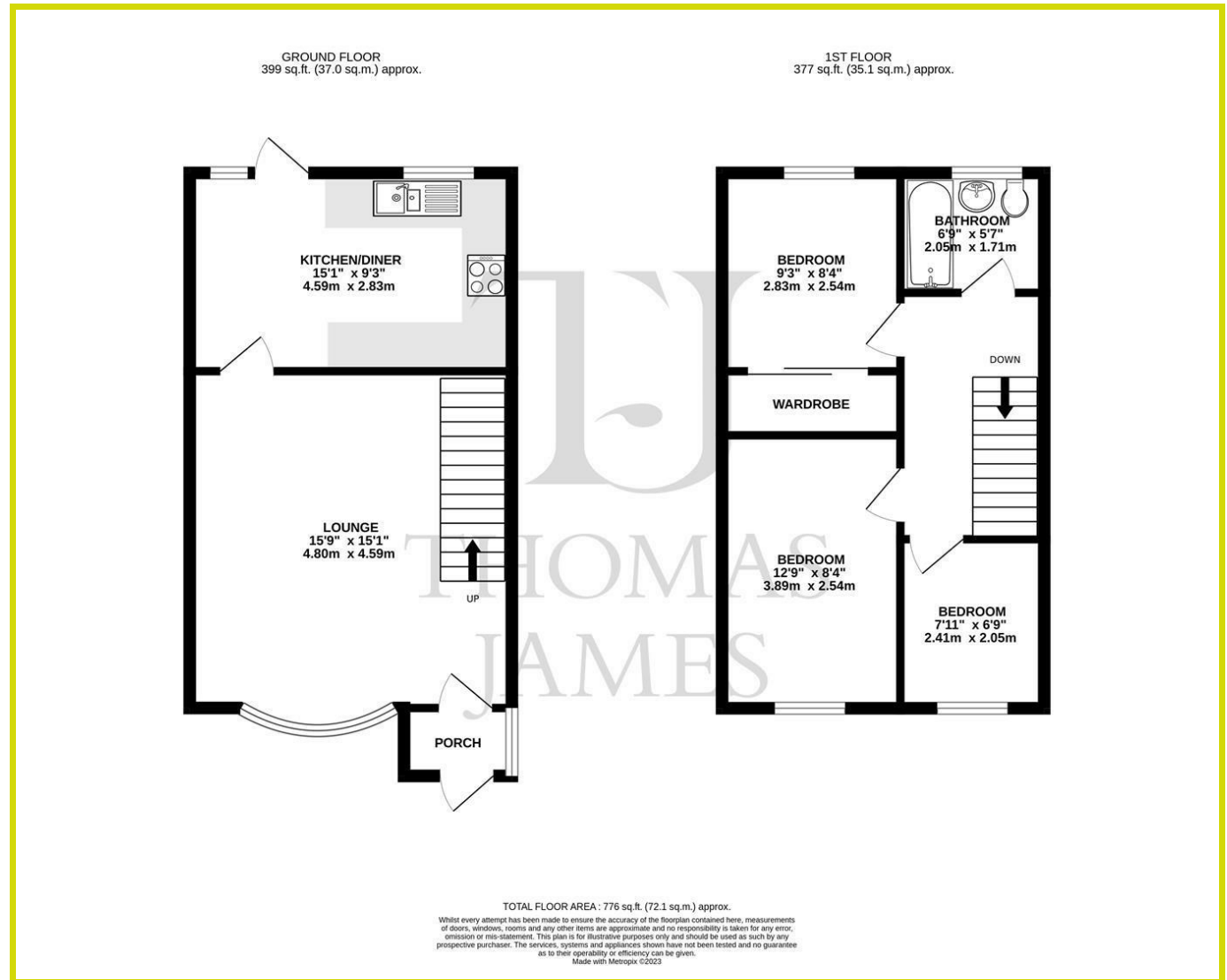
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## MONEY LAUNDERING

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
|   | <b>81</b>               |
|   | <b>67</b>               |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |



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