



12 Brettsil Drive,
Ruddington, NG11 6AH

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This immaculately presented two bedroom end town house will make an ideal first time or investment purchase!

Benefiting from double glazing, and gas central heating, the property provides accommodation including an entrance hall, a lounge, a dining kitchen and a cloakroom/wc on the ground floor, with two double bedrooms and a modern bathroom on the first floor. The property has an attractive enclosed garden to the rear, laid to patio and lawn.

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 highly recommended.

Guide Price £250,000





Directions

Brettsil Drive can be located off Wibberley Drive from Roe Gardens and Pasture Lane, Ruddington.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Radiator, laminate flooring, telephone point, stairs off to the first floor, door to the living room and to:

Ground Floor WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Opaque double glazed window to the front elevation, radiator.

Living Room 14'0" x 13'10" (4.26 x 4.22)

UPVC double glazed window to the front elevation, two radiators, laminate flooring, TV point, door to:

Dining Kitchen 13'6" x 10'6" (4.11 x 3.20)

Fitted with a matching range of wall, drawer and base units, round edged worktops, inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for both a washing machine and dish washer, fitted oven, built-in four ring gas hob with extractor hood over.

UPVC double glazed window to the rear elevation, radiator, wall mounted gas combination boiler and door leading outside.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Access to two bedrooms and bathroom.

Bedroom One 13'6" x 10'7" (4.11 x 3.23)

UPVC double glazed window to the rear elevation, radiator, telephone point, TV point.

Bedroom Two 10'4" x 9'11" (3.15 x 3.02)

Two UPVC double glazed windows to the front elevation, built-in double wardrobes with shelving and overhead storage, radiator, airing cupboard housing hot water cylinder.

Shower Room

Recently fitted with three piece suite comprising a double shower cubical, pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to the side elevation, extractor fan, heated towel rail.

OUTSIDE

At the front of the property the driveway provides off road parking for two vehicles.

To the rear of the property the gardens are laid mainly to lawn, with patio seating area, and planted flower and shrub beds. There is a timber shed, and timber panelled fencing to the boundaries.

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

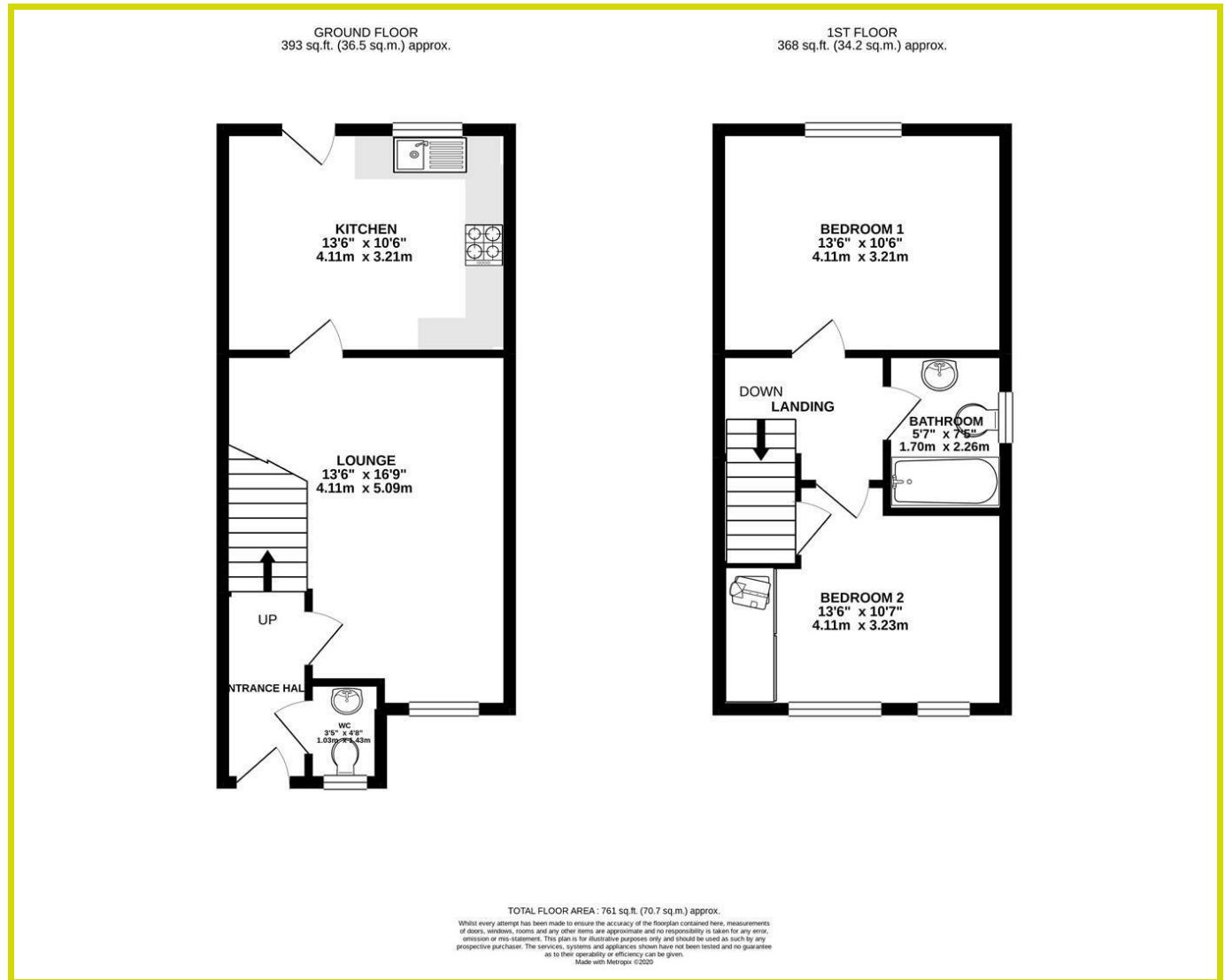
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MONEY LAUNDERING

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Energy Efficiency Rating	
	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	
	87
	73
England & Wales	EU Directive 2002/91/EC

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



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