



62 Barleylands,
Ruddington, NG11 6JG

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This end town house is offered to the market with no upward chain, and in need of some modernisation.

The property provides accommodation arranged over two floors including; an entrance hall, a dual aspect lounge/dining room, a kitchen, a conservatory with a sliding patio door opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

Benefiting from double glazing, solar panels and a warm air heating system, the property occupies a corner plot, with gardens the front and rear, and easy access on to the Country Park.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent local facilities including shops, schools, restaurants, a doctors surgery and country park. Main road routes gives easy access to Nottingham City Centre.

Guide Price £200,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hall. From here, the stair rise to the first floor, there is a door opening to a cloaks cupboard, and a door opening to the kitchen.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine space for a fridge/freezer, and space for a cooker. There is a window to the rear, a sliding door leading to the ground floor wc, a door into the lounge/dining room, and a further door leading into the conservatory.

The conservatory has a sliding patio door opening to the garden.

The dual aspect lounge/dining room has windows to both the front and rear.

On reaching the first floor, the landing has an airing cupboard housing the hot water cylinder and the central heating boiler, and doors opening to three bedrooms (one with a walk in storage cupboard, one with an over stairs storage cupboard), and the family shower room, which is fitted with a wc, a wall mounted wash hand basin, and a walk in shower cubicle

OUTSIDE

To the front of the property there is a lawned garden with a pathway leading to the canopied entrance door.

The rear garden includes a lawned area together with a slabbed patio seating area. There is a timber shed, and gated access to the country park.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

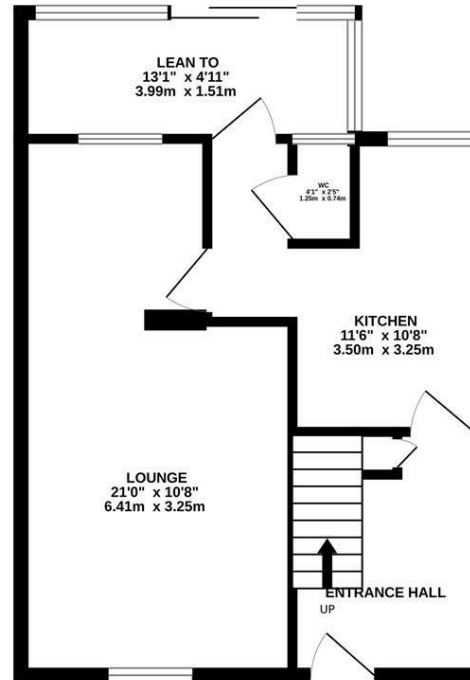
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MONEY LAUNDERING

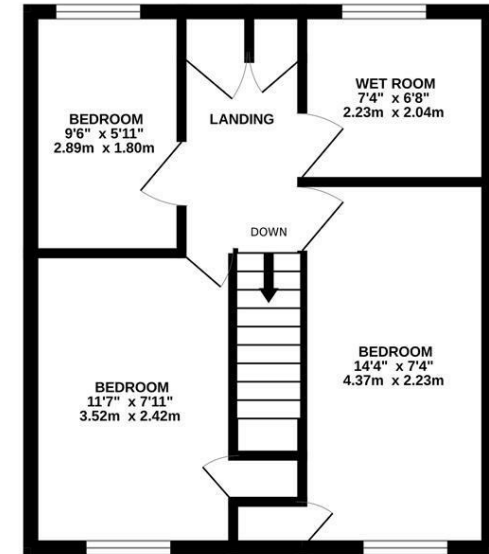
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		53	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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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