



108 Wilford Road,
Ruddington, NG11 6EY

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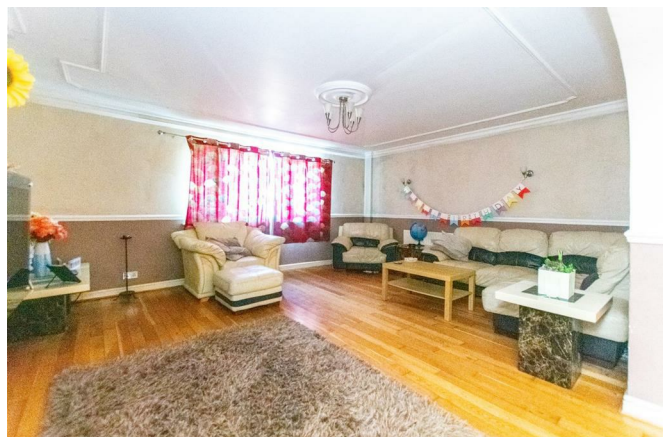
This end terraced home is offered to the market with no upward chain, and in need of upgrade throughout. An ideal first time or investment purchase.

The property provides accommodation arranged over two floors including: an entrance porch, an entrance hall, an open plan lounge/dining room, a kitchen, a bedroom and a wc on the ground floor, with the first floor landing giving access to three further bedrooms, and a fitted bathroom.

Benefiting from gas central heating and double glazing, the property has a good size garden to the side, a large garage (with storage area), and two driveways.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property 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 give access to neighbouring villages, and to Nottingham City Centre.

Guide Price £275,000





ACCOMMODATION

The UPVC entrance door at the side of the property opens to the entrance porch. The entrance porch has tiled flooring, a window to the side, a cupboard housing the gas and electric meters, the wall mounted boiler, and a further UPVC door opening to the entrance hall.

From the entrance hall, there are stairs rising to the first floor, and doors into the kitchen and the open plan lounge/dining room.

The open plan lounge/dining room has a wall mounted electric fire, and an under stairs storage cupboard.

Fitted with wooden wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in electric oven, a microwave, and a gas hob. There is a window to the side, and open access to an inner hallway. From the inner hallway there is a UPVC door opening to the garden, a door to the ground floor wc, and a door to bedroom four, which has windows to the side and rear.

On reaching the first floor, the landing has a loft access hatch, and doors into three further bedrooms, and the bathroom, which is fully tiled and fitted with a large corner bath with a shower over, a vanity wash hand basin, and wc.

OUTSIDE

A gated driveway is accessed from Wilford Crescent. The driveway leads to the GARAGE which is one and a half in size, has an up and over door, power and lighting connected, a single glazed window, and a door into a storage area. A pedestrian gate leads to the side gardens.

To the side of the property, the large garden is fully enclosed by timber screen fencing, is laid mainly to lawn, has a paved pathway to the entrance door, and gated access to the front.

A further driveway at the front of the property is accessed from Wilford Road.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

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.




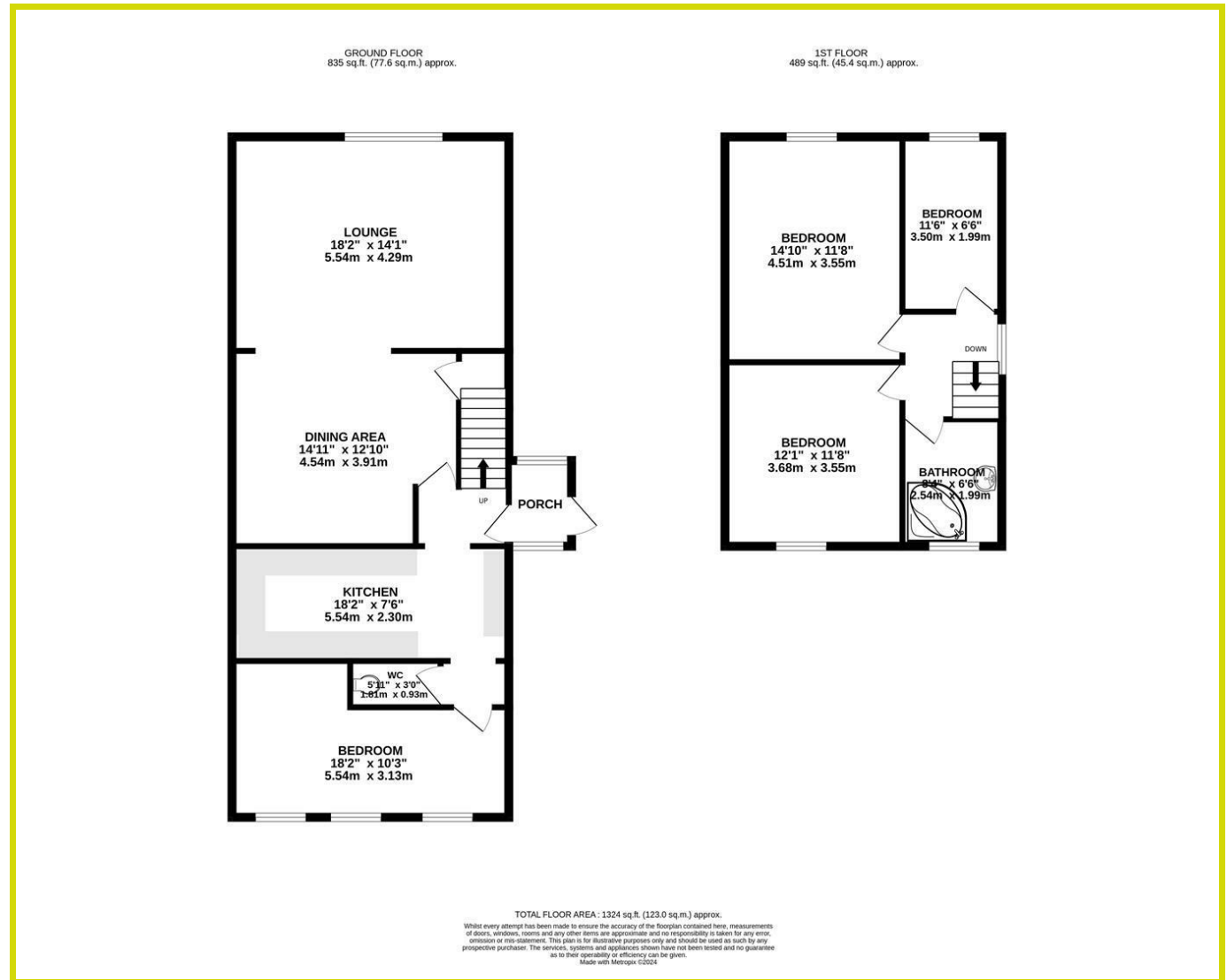
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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



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