



1 Brookside Road,
Ruddington, NG11 6AT

1 Brookside Road, Ruddington, NG11 6AT

****GUIDE PRICE £335,000 to £345,000****

This extended detached family home provides accommodation arranged over two floors which includes; an entrance porch, an entrance hall, a lounge with a feature log burner, a kitchen/diner, a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the recently refitted four piece bathroom.

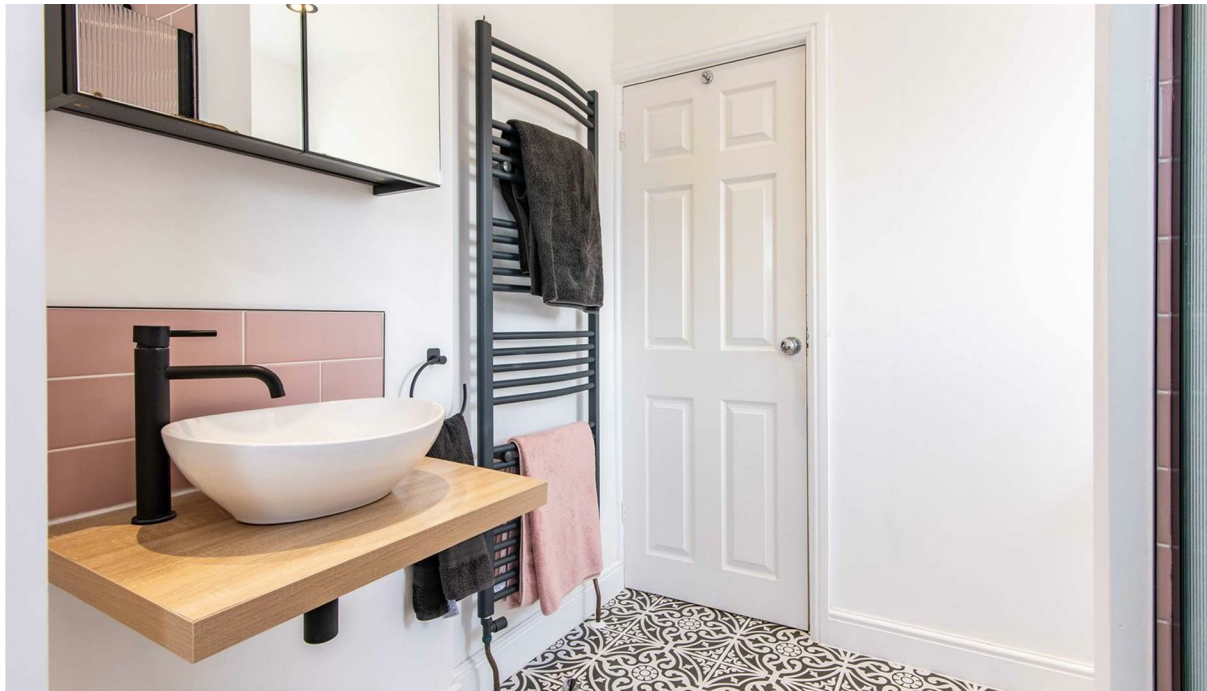
Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the rear, a further garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles.

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.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £335,000





ACCOMMODATION

The UPVC entrance door (with glazed panels) opens to the entrance porch. From the entrance porch, a further door opens to the entrance hall.

From the entrance hall, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the lounge and the kitchen/diner.

The lounge has a bay window overlooking the front, and a feature log burner set in tiled surround.

Fitted with a range of wall, drawer and base units, the kitchen/diner has a Hotpoint hob with an extractor hood over. There is a window overlooking the rear garden, a door to the utility room, and a door opening to the rear garden and driveway.

The utility room has space and plumbing for a washing machine, and space for a tumble dryer. A door leads from here, to the ground floor wc.

On reaching the first floor, the landing has doors into three bedrooms (bedroom three currently used as a dressing room), and the family bathroom, which is fully tiled, and has been recently refitted with a bath, a separate shower cubicle, a wash hand basin, and a wc.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to four of vehicles, and turn gives access to the SINGLE GARAGE. There is a garden adjacent, which includes a lawned area, and mature shrubs.

The low maintenance garden to the rear of the property is fully enclosed, and is laid to a patio seating area.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

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.



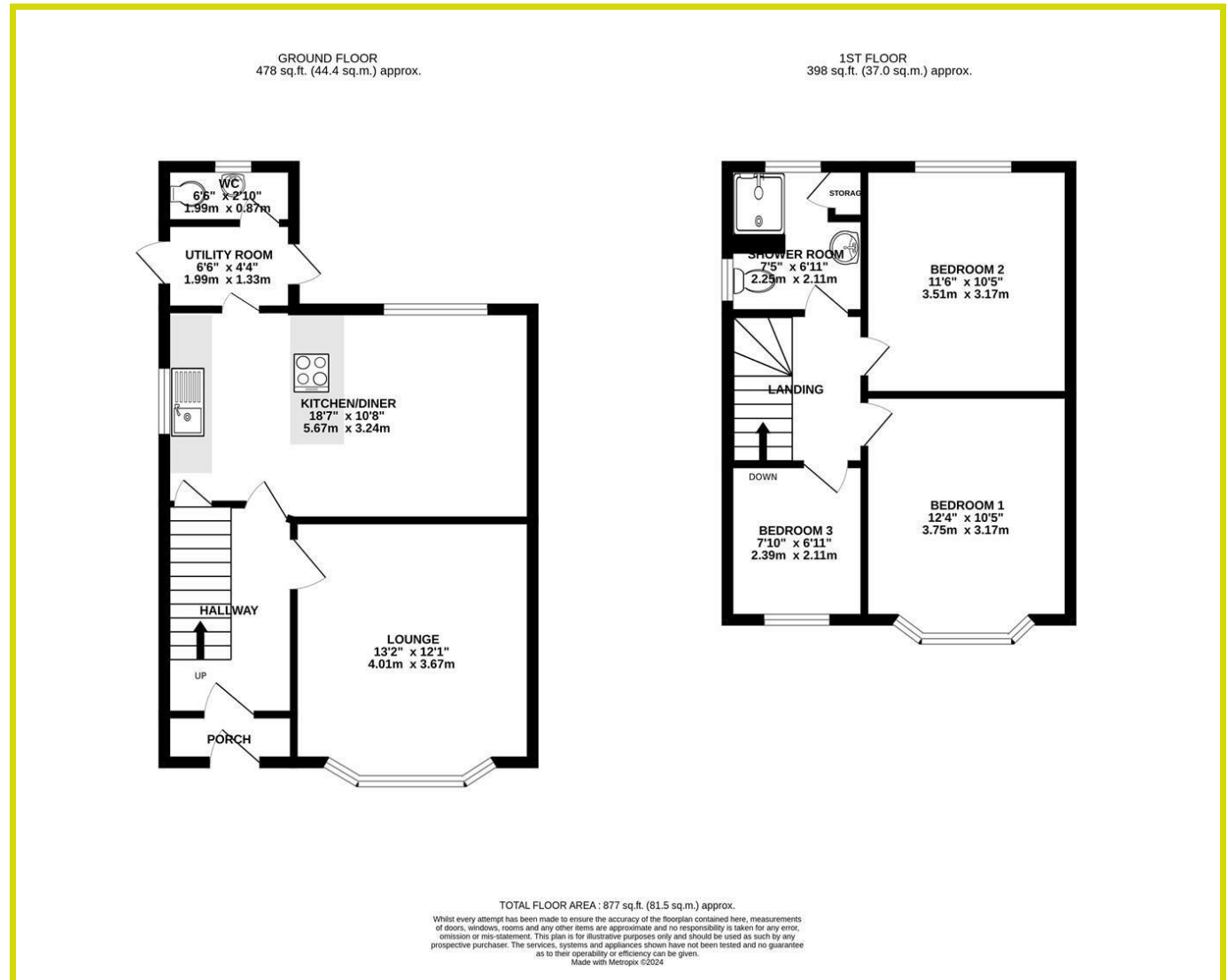
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TJ
THOMAS
JAMES

