



29 Rufford Road,
Ruddington, NG11 6FT

TJ
THOMAS
JAMES

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This semi detached home has been extended to the rear and provides spacious and versatile accommodation that will suit the needs of a busy family!

The accommodation is arranged over two floors and includes; an entrance hall, a lounge, a reception room, a kitchen, and a wetroom on the ground floor, with the first floor landing giving access to three bedrooms, and a further wetroom.

Benefiting from gas central heating and double glazing, the property has a good size mature garden to the rear, a further garden to the front, plus a driveway providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain, the property is in need of some upgrade.

Viewing is recommended.

Guide Price £275,000





GROUND FLOOR ACCOMMODATION

Entrance Door

Opens to the:-

Entrance Hall

Window to the side elevation, storage cupboard housing the meters, stairs off to the first floor, radiator, ceiling light point, feature beams, doors into the kitchen and the lounge.

Kitchen

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for a fridge/freezer, and space for a freestanding cooker with an extractor hood over.

Windows to the side and rear elevations, breakfast bar area, under stairs storage, tiled flooring, radiator, wall mounted combination boiler, two ceiling light points, feature beams.

Lounge

Bay window to the front elevation, radiator, wall light points and ceiling light points, gas fire set in a brick fireplace, feature beams, sliding doors into:-

Reception Room

Skylight, ceiling light point, radiator, sliding door to the ground floor wetroom, and a door opening to the rear garden.

Ground Floor Wetroom

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

Window to the rear elevation, ceiling light point, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the side elevation, doors into three bedrooms and the first floor wetroom.

Bedroom One

Bay window to the front elevation, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

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

Bedroom Three

Window to the front elevation, ceiling light point, radiator, fitted wardrobes over stairs.

Wetroom

Fully tiled and fitted with a low flush wc, a pedestal wash hand basin, and an electric shower.

Window to the side elevation, heated towel rail, ceiling light point.

OUTSIDE

To the front of the property there is a lawned garden, with hedged boundaries, a pathway to the entrance door, and a pathway to the rear.

The driveway provides off road parking for a number of vehicles.

There is a good size garden to the rear of the property which includes; a lawned area, and mature plants and shrubs. Fully enclosed with hedged boundaries.

The BRICK BUILT GARAGE (with timber doors to the front, single glazed windows, and a timber pedestrian door to the side), is situated in the rear garden.

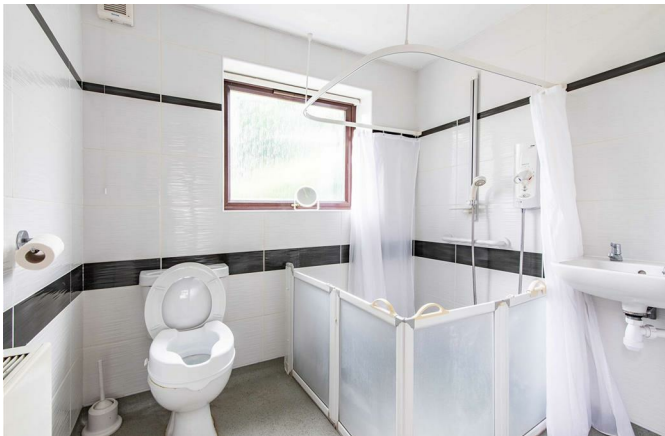
Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.3.6

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

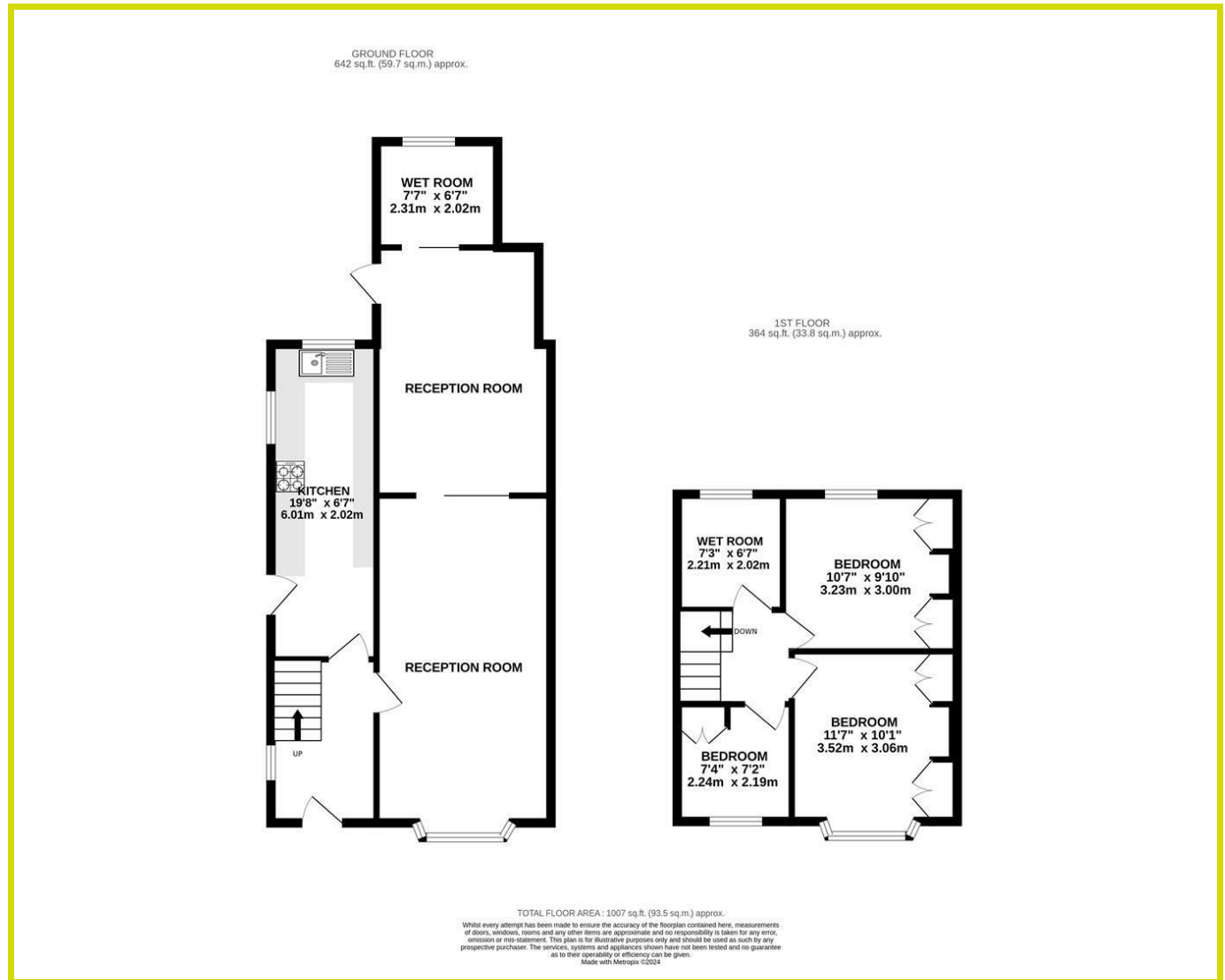
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MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 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	
	80
	54
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	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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