



13 Packman Drive,
Ruddington, NG11 6GF

TJ
THOMAS
JAMES

13 Packman Drive, Ruddington, NG11 6GF

This semi detached home provides accommodation arranged over two floors including; an entrance hall, a lounge, a dual aspect kitchen/diner, and a conservatory with a door opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

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

Guide Price £300,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there is a part glazed door opening to the lounge.

The lounge has a gas fire set in a feature fireplace, and sliding patio doors opening to the conservatory.

The conservatory has part tiled walls, tiled flooring, and a door opening to the rear garden.

The dual aspect kitchen/diner has windows to the front, side and rear, and an under stairs storage cupboard housing the meters. Fitted with a range of wall, drawer and base units, the kitchen has space and plumbing for a washing machine, plus a built in double oven, and a four ring gas hob. The Ideal gas central heating boiler is housed here, and there is a door to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and gives access to three bedrooms (one with a range of built in wardrobes), and the family shower room, which has tiled walls and is fitted with a shower cubicle (with a rainfall shower), a wash hand basin, and a wc.

OUTSIDE

The low maintenance garden at the front of the property includes a patio area, and mature shrubs. A pathway leads to the entrance door.

The driveway provides off road parking for up to two vehicles, and leads directly into the rear garden.

Fully enclosed, the rear garden includes a large patio seating area, a lawned area, and mature shrubs. The garden has an external tap, external lighting, and also houses a storage shed.

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

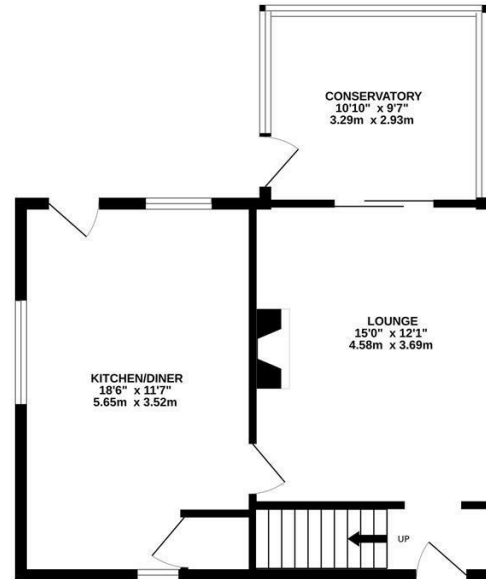
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

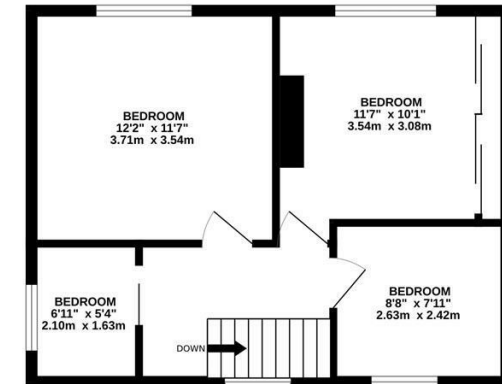
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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			83
(81-91) B			
(69-80) C		67	
(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	

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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.
Made with Metropix ©2024



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.

