



43 Westerham Road,
Ruddington, NG11 6DP

TJ
THOMAS
JAMES

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This semi detached family home provides accommodation arranged over two floors including, an entrance porch, an entrance hall, a lounge, and a recently refurbished dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the recently fitted bathroom.

Benefiting from gas central heating (with a combination boiler), and double glazing, the property has a well maintained south facing garden to the rear, plus a driveway and tandem garage at the front, 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.

Viewing is recommended.

Guide Price £350,000





ACCOMMODATION

The UPVC entrance door (with glazed panels to both sides) opens to the entrance porch. Opening into the entrance hall.

The entrance hall has stairs rising to the first floor, and a door opening to the lounge.

Overlooking the front, the lounge has an electric fire set in a feature fireplace, (along with a connection point for a gas fire), an under stairs storage cupboard, wooden laminate flooring, and a door into the dining kitchen.

Fitted with a range of wall, drawer and base units, the dining kitchen has a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, an integrated fridge/freezer, plus a built in double oven, and an induction hob. There is a breakfast bar area, and French doors open to the rear garden.

On reaching the first floor, the landing gives access to three bedrooms, and the family bathroom, which is fitted with a three piece suite incorporating a bath with a mixer tap, a (power) shower attachment, and a glazed screen over, plus a wc, and a wash hand basin.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to three vehicles, and in turn gives access to the TANDEM GARAGE (with an and over door and French doors opening to the rear garden). A pathway leads to the entrance door.

The south facing garden is fully enclosed and includes; a block paved patio seating area, a lawned area with a central patio, established apple and pear trees, and mature shrubs. A pedestrian gate at the rear, opens directly onto the "50 Steps" pathway into Ruddington village and the country park.

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.



DISCLAIMER NOTES

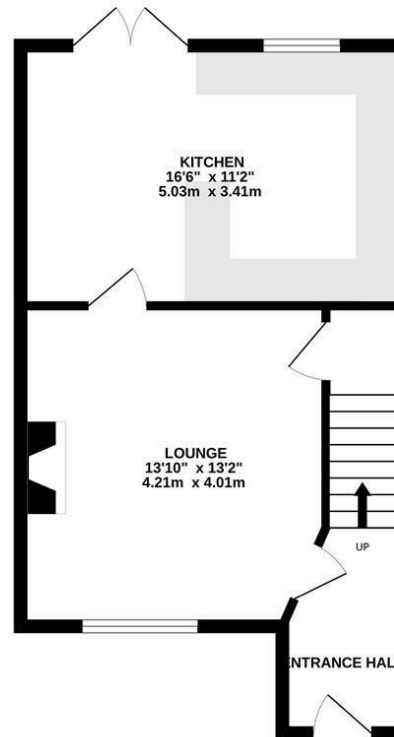
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MONEY LAUNDERING

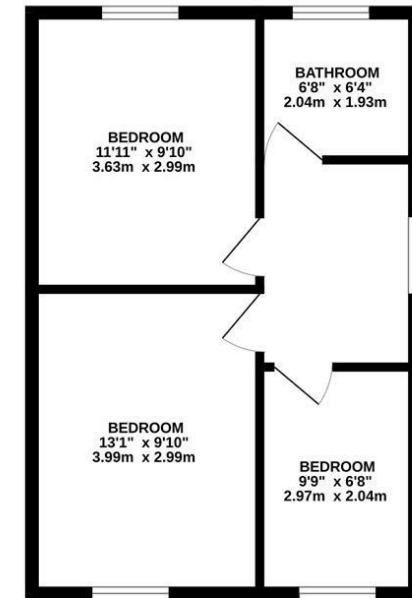
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

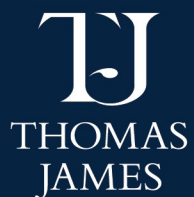


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.3 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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