



20 Rainham Gardens,
Ruddington, NG11 6HX

20 Rainham Gardens, Ruddington, NG11 6HX

This detached family home provides accommodation arranged over two floors including; an entrance porch, an entrance hall, a lounge, and a breakfast kitchen with a range of built in appliances and French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear (complete with an outside bar area), a low maintenance garden to the front, and 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.

Viewing is recommended.

Guide Price £375,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. From the entrance porch, a further UPVC entrance door leads into the entrance hall.

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

Overlooking the front, the lounge has a gas fire set in a feature surround, and a door opening to the breakfast kitchen.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and built in appliances including a dishwasher, a fridge, a freezer, a double oven, and a four ring electric hob with an extractor hood over. There is a shelved pantry cupboard, French doors (with glazed panels to both sides) opening to the rear garden, and a door opening to the side.

On reaching the first floor, the landing gives access to three bedrooms (one with a storage cupboard), and the family bathroom, which is fitted with a three piece suite including a bath with an electric (rainfall) shower over, and a wc and wash hand basin, incorporated into a vanity unit with cupboards and drawers. The storage cupboard in the bathroom houses the hot water cylinder.

OUTSIDE

There is a low maintenance garden at the front of the property, laid to gravelled beds with mature shrubs.

The driveway provides off road parking for up to two vehicles.

To the rear of the property, the south facing garden includes; a large patio seating area, a lawned area, and many mature shrubs. The garden also houses an outside bar.

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.

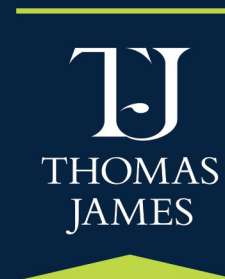
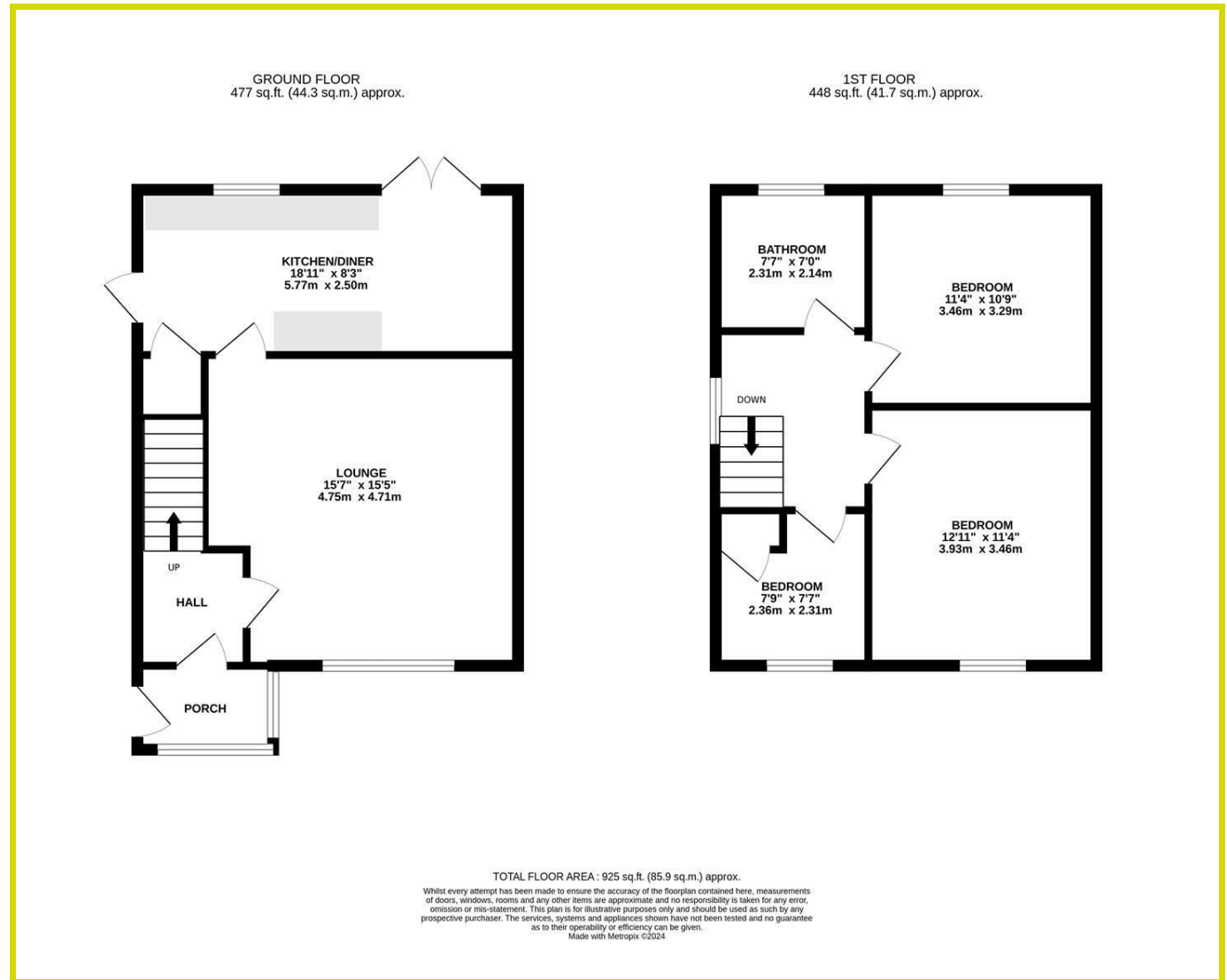
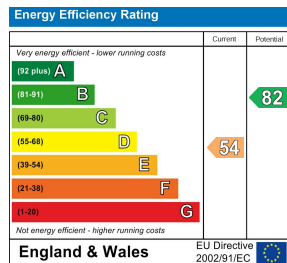


DISCLAIMER NOTES

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.



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.

