



5 Birkin Avenue,
Ruddington, NG11 6BJ

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This delightful terraced house is well presented throughout. As you step inside, you are greeted by not one, but two inviting reception rooms - a spacious living room and a cosy dining room, perfect for entertaining guests. On the ground floor you also find access into the galley kitchen.

This lovely home boasts two comfortable bedrooms, one of which features convenient built-in wardrobes, offering ample storage space for your belongings. The family bathroom is conveniently located on the first floor.

The property benefits from a sunny south facing rear garden, parking for two cars and great local transport links.

Don't miss the opportunity to make this charming terraced house situated in a cul-de-sac position, your own - a place where modern convenience meets traditional charm in a sought-after Nottingham neighborhood.

Offered to the market with no upward chain. An ideal first time or investment purchase.

Offers Over £240,000





ACCOMMODATION

The entrance door opens directly into the living room.

Overlooking the front, the living room has a part glazed door opening to the dining room. The dining room has stairs rising to the first floor, a door opening to the rear garden, a feature wall, and access to the galley kitchen.

Fitted with a range of wall, drawer and base units with work surfaces over, the galley kitchen has a stainless steel sink and drainer unit with a mixer tap over, and space for a cooker. There is a window to the side.

On reaching the first floor, the landing gives access to two bedrooms (one with a range of built in wardrobes), and the family bathroom. The family bathroom is fitted with a bath with a shower attachment over, a wc, and a wash hand basin.

OUTSIDE

At the front of the property, the driveway provides off road parking for two vehicle, and gives access to the entrance door.

The south facing rear garden is fully enclosed and includes; a decked seating area, and a lawned area. The garden has an external light, an external tap, and also houses a storage shed.

(There is shared access across the gardens, allowing for bins to be moved).

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.



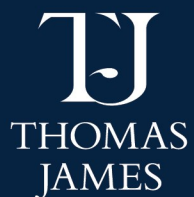
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MONEY LAUNDERING

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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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