



26 Wilford Crescent,  
Ruddington, NG11 6EZ

TJ  
THOMAS  
JAMES



# 26 Wilford Crescent, Ruddington, NG11 6EZ

\*\* GUIDE PRICE £240,000 \*\*

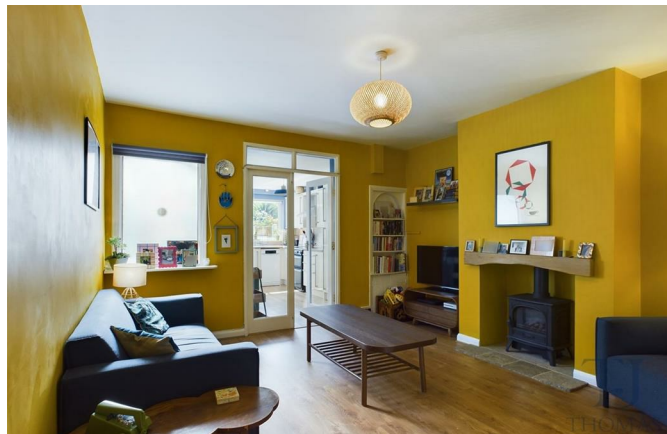
This mid terraced home provides accommodation arranged over two floors including an entrance porch, a dining room, a lounge, a breakfast kitchen and a utility area on the ground floor, with the first floor landing giving access to two bedrooms, and the recently refitted bathroom.

Benefiting from gas central heating, the property has a good size garden to the rear, with a patio and lawned area, plus a tarmac driveway providing off road parking for up to two vehicles at the front.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £240,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has vinyl floor covering, windows to both sides, and a wooden entrance door opening to the dining room.

Overlooking the front, the dining room has laminate flooring, a radiator, a ceiling light point, a door to the stairs which rise to the first floor, an under stairs storage cupboard, and access to the lounge.

The lounge has a gas burner, set in tiled surround, a bookcase, a ceiling point, a window to the rear, and double doors opening to the breakfast kitchen.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has a stainless steel and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, a built in fridge, a built in freezer, and space for a cooker. The Baxi central heating boiler is housed in a cupboard here, there is a breakfast bar, a radiator, a ceiling light point, a window to the rear, and a door to the utility area.

The utility area has space and plumbing for a washing machine, a window to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has doors into two bedrooms, and the bathroom. The first bedroom overlooks the front, has a ceiling light point, built in wardrobes and a built in shelf. The second bedroom overlooks the rear, and has a radiator, and ceiling light point.

Completing the accommodation, the bathroom has been recently refitted with a bath with a rainfall shower over, a low flush wc, and a wash hand basin set in a vanity unit, with a mixer tap over.

## OUTSIDE

At the front of the property, the recently installed tarmac driveway provides off road parking for up to two vehicles.

The rear garden is fully enclosed, with gates to both sides, and includes a patio seating area, and a lawned area. The garden also houses a shed.

(NOTE:- there is access across the garden for neighbouring property, to allow 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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