



7 Woodhouse Gardens,
Ruddington, NG11 6BF

TJ
THOMAS
JAMES

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This modern end town house provides accommodation arranged over two floors which includes; an entrance hall, a dual aspect lounge with French doors opening to the rear garden, a dining kitchen with further French doors opening to the rear garden, plus a cloakroom/wc to the ground floor, with the first floor landing giving access to three bedrooms (one with fitted wardrobes and an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear, and a single garage in a block at the side.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Guide Price £285,000





ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hall. From here, there are stairs rising to the first floor, there is Kardean flooring, and doors leading into the ground floor cloakroom/wc, the lounge and the dining kitchen.

Fitted with a range of wall, drawer and base units, with roll edge work surfaces over, the dual aspect dining kitchen has a one and a half bowl stainless steel sink and drainer unit, space and plumbing for both a washing machine and dishwasher, space for a tall fridge/freezer, plus a built in electric oven with a four ring BOSCH gas hob and extractor fan over. There is an under stairs storage cupboard, a cupboard housing the combination boiler, tiled flooring, and French doors opening to rear garden.

The dual aspect lounge has a window to front, Karndean flooring, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening to three bedrooms (bedroom one with fitted wardrobes and an en-suite shower room, bedroom three with a storage cupboard), and the family bathroom, which is fitted with a three piece suite including a panelled bath, a vanity wash hand basin, and a wc.

OUTSIDE

At the front of the property, a paved pathway with a shrub border leads to the entrance door.

To the rear of the property, the garden includes a paved patio seating area, and a shaped lawn with gravelled shrub borders. Enclosed by timber screen fencing and gated pedestrian access to the side.

The property has a SINGLE GARAGE (with an up and over door), situated in a block, to the side of the property.

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 Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

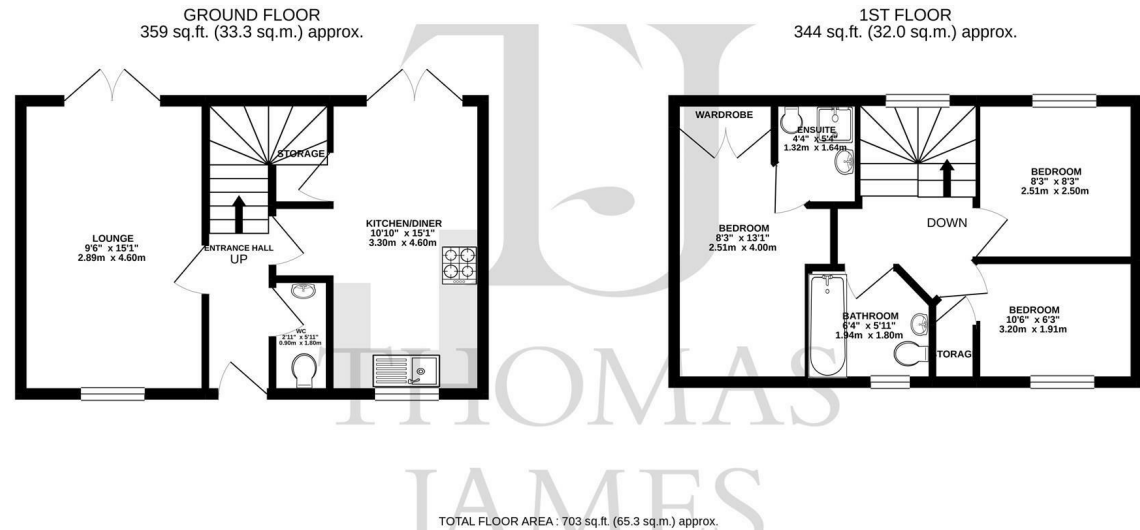
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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	



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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