



2 Rainham Gardens,
Ruddington, NG11 6HX

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**** Guide Price £300,000 - £310,000 ****

This detached family home provides accommodation arranged over two floors including; a kitchen, a lounge/dining room, a conservatory and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the family shower room.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for a number of vehicles.

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.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £300,000





ACCOMMODATION

At the side of the property, the aluminium framed and glazed entrance door opens to the kitchen.

Fitted with wall and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, and space for a freestanding oven and hob. There is a window to the front, a radiator, fully tiled walls, a servicing hatch to the lounge/dining room, and a door into the inner hallway.

From the inner hallway, the stairs rise to the first floor, there is an under stairs storage cupboard, a radiator, a ceiling light point, doors into the lounge/dining room, and the ground floor wc, and a wood and glazed external door leading to a further hallway/lean-to (with wall lights, and a UPVC door opening to the front).

The ground floor wc is fitted with a low flush wc, and a wall mounted wash hand basin. There is tiling to the walls, a window to the side, and a ceiling light point.

The lounge/dining room has two windows to the sides, a gas fire set in a feature surround, three ceiling light points, a radiator, and sliding patio doors opening to the conservatory.

Of UPVC construction, the conservatory has power points, and double doors opening to the rear garden.

On reaching the first floor, the landing has an over stairs storage cupboard housing the boiler, a window to the side, a ceiling light point, and doors giving access to three bedrooms and the family shower room.

The main bedroom has windows to the side and rear, a radiator, two ceiling light points, and built in wardrobes. Bedroom two has a window to the front, a ceiling light point, and a radiator. Bedroom three has a window to the side, a ceiling light point, and a radiator.

The family shower room is fitted with a corner shower cubicle with glazed screens, a pedestal wash hand basin, and a low flush wc. There is a window to the front, tiling to the walls, a ceiling light point, and a radiator.

OUTSIDE

At the front of the property there is a lawned garden, with mature shrubs and plants, a pathway to the front entrance door, and a further pathway to the side entrance door.

The driveway provides off road parking for a number of vehicles.

To the rear of the property, the garden is laid mainly to lawn, with mature shrubs and plants, and established fruit trees. Fully enclosed by timber screen fencing, the garden houses two timber sheds.

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.

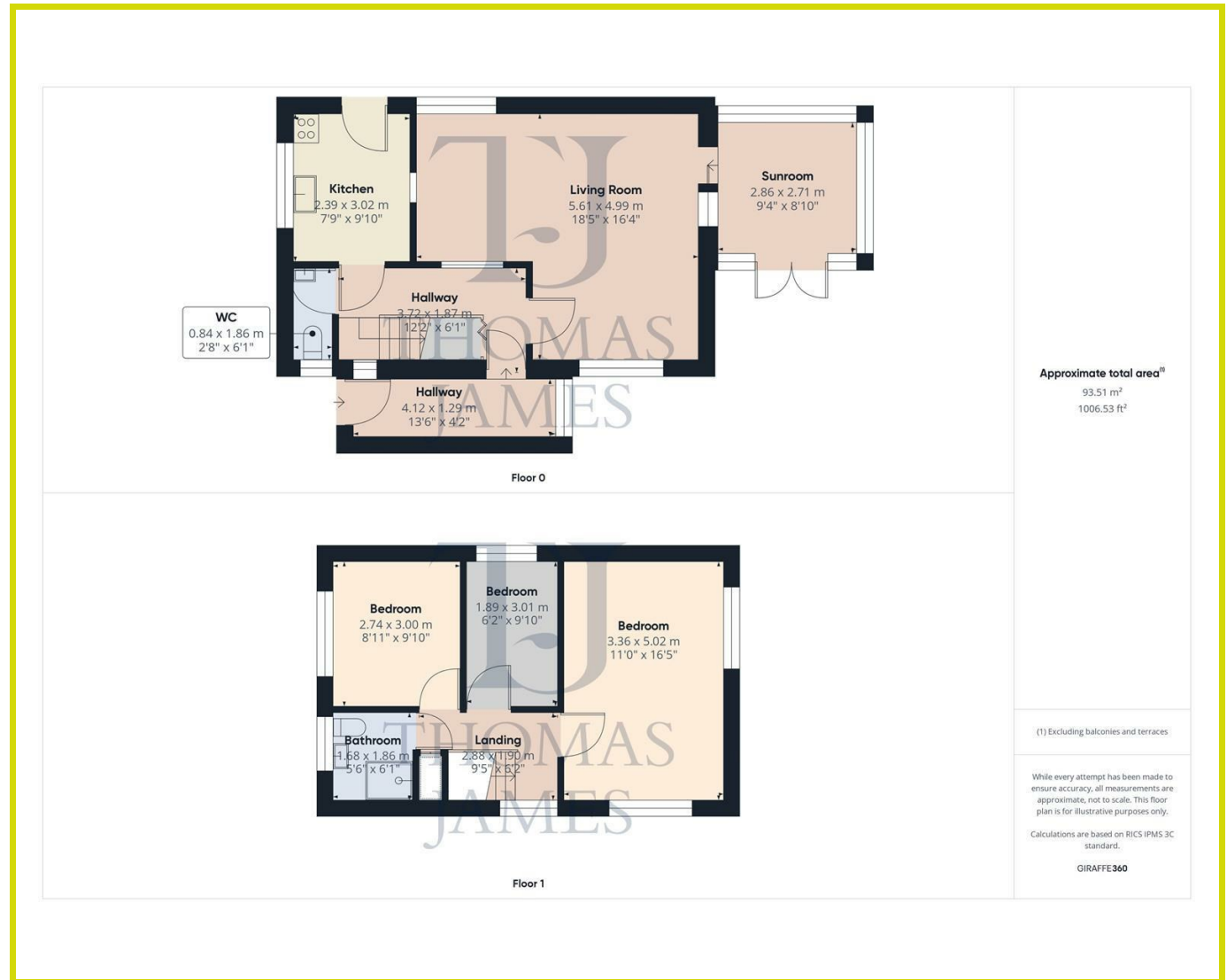
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MONEY LAUNDERING

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 | | | |
| (92-100) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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