



205 Ruddington Lane,  
Nottingham, NG11 7BY

# 205 Ruddington Lane, Nottingham, NG11 7BY

Experience comfortable living in this delightful 3-floor property that boasts three double bedrooms and gardens to the front and rear.

The ground floor welcomes you with a cozy living room completed with gas fire, a well-equipped kitchen, utility and conservatory to relax and soak up the sun.

As you ascend to the first floor, it houses two spacious double bedrooms, and a 3 piece bathroom.

The third bedroom at the top level completes the property.

Benefiting from gas central heating and UPVC double glazing, the property has a well maintained garden to the front include a gated driveway and a low maintenance enclosed garden to the rear.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is highly recommended.

## Guide Price £325,000





### Accommodation

The UPVC entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is an understairs storage, and a door opening to the lounge.

The lounge has a bay window to the front, radiator, gas fire (which is disconnected) with wooden surround and marble hearth, concertina style wooden doors opening to the kitchen.

Fitted with a range of base and wall units, tiled splash backs and square edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven, a gas hob with an extractor hood over, and space and plumbing for a dishwasher. There is a window to the side, and a door into the utility area (which has plumbing for a washing machine, shelving and lighting). There are concertina style wooden doors opening to the conservatory,

The conservatory is of UPVC construction, ceiling and wall lights, radiator, French door leading out to the rear garden.

On reaching the first floor, the landing has doors into double two bedrooms and the family bathroom, which is fitted a three-piece suite comprising a paneled bath with shower over, a pedestal wash hand basin, and a wc.

Moving up to the top floor there is a further double bedroom with two velux windows to the front and rear.



### Outside

There is enclosed garden at the front of the property including a driveway, which has mature shrubs, and a pathway to the entrance door. There is further timber pedestrian gated access to the rear garden.

The rear garden is enclosed by timber screen fencing is fully paved and has a timber shed.

### Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,529.00

### Referral 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) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>60</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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