



85 Clifton Road,
Ruddington, NG11 6DA

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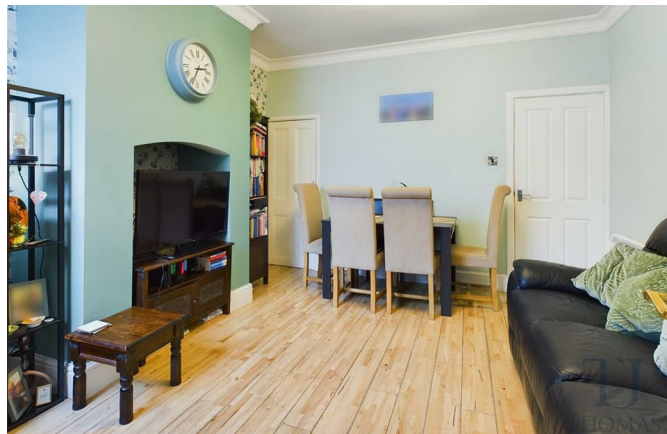
This mid town house provides spacious accommodation arranged over three floors including; an entrance porch, a living room, a dining room/lounge, a kitchen, a utility room/conservatory, and a family bathroom on the ground floor, two bedrooms on the first floor, and two further bedrooms on the second floor.

Benefiting from double glazing and electric heating, the property has good size gardens to the rear (divided into two areas), and a further enclosed garden to 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 £325,000





ACCOMMODATION

The entrance door opens to the entrance porch. The entrance porch has a window to the front, and a door opening to living room.

The living room has a window to the front, an open fireplace, ceiling light points, a radiator, and a door into the inner hallway. From here, the stairs rise to the first floor, and there is a door into the dining room/lounge.

The dining room/lounge has a window to the rear, an understairs cupboard, a radiator, and a door into the kitchen.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, ceramic floor tiles, a radiator, a larder cupboard (with light and shelving), a door to the utility room/conservatory, and a further door to a rear hallway. From the rear hallway, a door opens to the family bathroom.

The family bathroom is fitted with a bath with an electric shower over, a wash hand basin with a mixer tap, and a wc. There is a window to the rear, and a radiator.

The utility room/conservatory has a work surface, space and plumbing for a washing machine, space for a dishwasher and a door opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors giving access to two bedrooms (one overlooking the front, one overlooking the rear, both with radiators and ceiling light points).

There are two further bedrooms to the second floor (one overlooking the front, one overlooking the rear, both with ceiling light points). The smallest bedroom has doors onto the second floor landing, and into the larger bedroom.

OUTSIDE

At the front of the property there is gated access to the low maintenance garden, which is laid to gravelled beds and shrub borders. A pathway leads to the entrance door.

The rear garden is divided into two areas. There is a patio courtyard style area which houses a shed, and gives gated access to a pathway which leads to the second area. This area is fully enclosed and includes mature shrubs and trees (including fruit trees).

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.



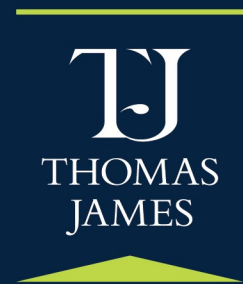
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MONEY LAUNDERING

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 30 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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