



227 Ruddington Lane,
Wilford, NG11 7DB

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*** Guide £275,000 - £285,000 ***

Presenting a charming, well-presented 2-story semi detached property: The configuration includes two comfortable double bedrooms and one fully-equipped bathroom with both a shower and bath, all situated on the upper floor for prime privacy.

On the ground floor, you will find a beautifully laid out living room with a large bay window and a practical fitted Kitchen Dining room. This property strikes a balance between cozy living spaces and practicality, promising a comfortable yet efficient living experience. Whether you are a small family, a couple, or a single professional, this home adapts to fit your needs. Make it yours and begin to build beautiful memories.

Benefiting from gas central heating and double glazing, the property has a great size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking.

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 £275,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor (with a window to the half landing), there is a radiator, and a door into the lounge.

The lounge has a bay window to the front, a radiator, a ceiling light point, a gas fire set in a feature surround (with storage cupboards either side), laminate flooring, and a door into the breakfast kitchen.

Fitted with a range of wall, drawer and base units with under cabinet lighting and roll edge work surfaces, the breakfast kitchen has a Belfast sink with a mixer tap, built in appliances including a dishwasher, a fridge, and a freezer, plus a Range style cooker (to remain as a part of the property sale). There is ample space for seating, ceiling spot lights, an under stairs storage cupboard, a window to the rear, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into two bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point and wall light points, a radiator, and a built in storage cupboard with shelving.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and a built in shelving.

Completing the accommodation, the family bathroom has been recently refitted with a four piece suite comprising; a large shower cubicle, a bath with a mixer tap over, a wc, and a wash hand basin set in a vanity unit with a mixer tap over. There is a window to the rear, a medicine cabinet, a tall heated towel rail, and a ceiling light point.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles. There is a gravelled garden area, access to the entrance door, and a gated pathway to the side and rear.

There is a good size garden to the rear of the property. Fully enclosed with timber screen fencing, the garden includes two patio seating areas, a decked seating area, a lawned area, and mature trees and shrubs. The garden houses a storage shed, and has an external tap and external lighting.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,967.54.

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.

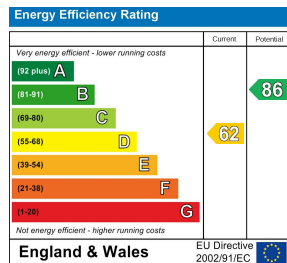


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MONEY LAUNDERING

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.



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