



9 Savages Road,
Ruddington, NG11 6EW

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This semi detached three bedroom home offers spacious living and fantastic potential to add your own style and personal touch.

Arranged over two floors, the accommodation includes; an entrance hallway, a lounge, a separate dining room, a sitting room/bedroom (converted from the original garage), plus a wc, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and a family shower room.

Benefiting from gas central heating, the property has a low maintenance garden to the rear, further gardens to the front and side, plus a driveway providing off road parking for up to two vehicles.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

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

Guide Price £265,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor (with a window on the half landing), an under stairs storage cupboard, a broom cupboard, and doors into the lounge, the dining room, the kitchen, and the sitting room/ground floor bedroom.

The sitting room/ground floor bedroom provides a versatile space, and also gives access to the ground floor wc, which has a wash hand basin, and a wc. There is part tiling to the walls, and a heated towel rail.

The lounge has a window to the front, and exposed beams.

The kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for a fridge/freezer, plus a built in electric oven, and a four ring gas hob. There is a window to the rear, an understairs storage area, and a door opening to the rear garden.

The dining room has a window to the rear.

On reaching the first floor, the landing has a storage cupboard housing the Viessmann combination boiler, a loft access hatch, and doors opening into all three bedrooms, and the family shower room.

The family shower room has a shower cubicle with an electric shower, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, part tiled walls, laminate flooring, and a heated towel rail.

Bedroom one has a window to the front, coving, and a range of built in wardrobes (one with a mirrored door).

Bedroom two has a window to the rear, coving, and a range of built in wardrobes.

Bedroom three has a window to the front, and coving.

OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles. There is a lawned garden adjacent, a mature tree, and access to the entrance door, and the side.

The garden at the side of the property has trees and a pond.

The rear garden is laid to a patio seating area. There is an external tap, external lighting, and gated access to the front.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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