



54 Elms Park,
Ruddington, NG11 6NT

TJ
THOMAS
JAMES

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This semi detached bungalow provides accommodation including an entrance hall, a lounge with patio doors opening to the patio at the rear, a kitchen, two bedrooms (one with built in wardrobes), and a fitted wetroom.

Benefiting from gas central heating, the bungalow has a lawned garden to the front, a patio seating area to the rear, plus a garage at the side providing off road parking.

The property is situated on Shrimpton Court, a popular development of retirement bungalows, with a site manager on call, a residents lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

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

Guide Price £220,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has a loft access hatch, a storage cupboard, a radiator, a ceiling light point, and doors into both bedrooms, the wetroom, and the lounge.

The lounge has two ceiling light points, an electric fire set on a marble effect hearth with a wooden surround, a radiator, a door into the kitchen, and sliding patio doors opening to the patio.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for an under counter fridge and freezer, and space for a free standing cooker. The wall mounted boiler is housed here, there is a storage cupboard, a ceiling light point, an extractor fan, and a window overlooking the gardens.

The first bedroom overlooks the front, has a ceiling light point, a radiator, and sliding door wardrobes. The second bedroom also overlooks the front, and has ceiling light point, and a radiator.

Completing the accommodation, the wetroom is fitted with a low flush wc, a pedestal wash hand basin, and a shower cubicle with an electric shower. There is a window overlooking the garage, a radiator, an extractor fan, and a ceiling light point.

OUTSIDE

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

There is a patio seating area to the rear of the property.

The Carport at the side of the property has an up and over door, and power and lighting connected.

(There are also well maintained communal gardens, and a communal parking area for residents and visitors).

LEASHOLD & CHARGES

We have been advised that there is a monthly service charge of £188.00 and that there are 962 years remaining on the lease.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

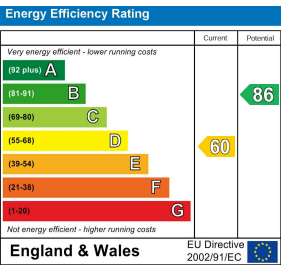
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