



1 Paget Crescent,
Ruddington, NG11 6FD

1 Paget Crescent, Ruddington, NG11 6FD

This extended detached bungalow has been partly refurbished, with some works yet to be completed.

The property provides accommodation including; an entrance hallway, a lounge, a kitchen with bi-fold doors opening to the rear garden, plus three bedrooms, and a newly fitted bathroom.

Benefiting from gas central heating and with new carpets and feature radiators to the bedrooms, the property has an enclosed garden to the rear, a blank canvas for purchasers to complete the front garden, plus a driveway providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing Recommended

Guide Price £400,000





ACCOMMODATION

The recently installed composite entrance door opens to entrance hallway. The entrance hallway has herring bone wooden flooring, a loft access hatch, and doors opening into all of the rooms.

Bedroom one has a window to the front.

Bedroom two also has a window to the front, and houses the recently installed combination boiler.

The family bathroom has a bath, with a storage cupboard, a wash hand basin set in a vanity unit, and a wc. Feature radiator, tiled flooring and a window overlooking side elevation.

Bedroom three has windows to the side and the rear.

The lounge has a window to the side, herring bone wooden flooring, and an open archway into the breakfast kitchen.

As yet incomplete, the kitchen has a range of wall and base units (some currently fitted), an inset sink with a mixer tap over, space for a washing machine, space for a tumble dryer, space for a fridge/freezer, plus a built in double oven. There is a breakfast bar area, ceiling spot lights, windows to both sides, and bi-fold doors opening to the rear garden.

OUTSIDE

At the front of the property there is off road parking for a number of vehicles. There is a garden area, currently graveled., and access to the composite entrance door.

The rear garden includes a large patio seating area, a good size lawned area, with mature shrubs and trees. The garden is enclosed and benefits from an outside tap and light.

Council Tax Band

Council Tax Band D Rushcliffe Borough Council.

Amount Payable 2025/2026 £2531.50

Referral Arrangement Note

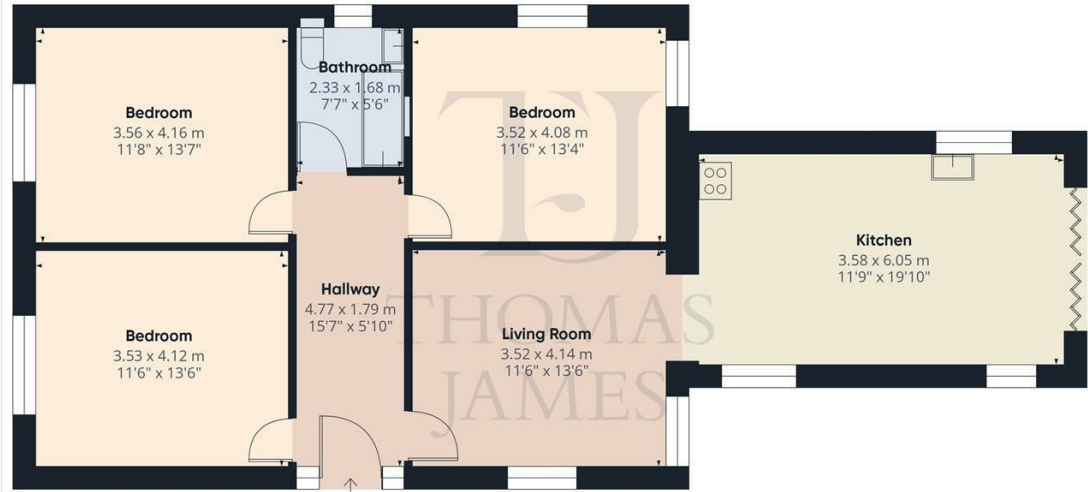
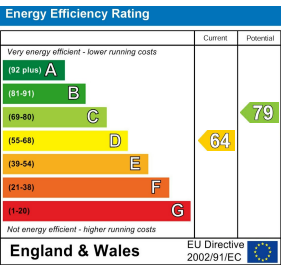
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.



Approximate total area⁽¹⁾
93.8 m²
1010 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

