

# HoldenCopley

PREPARE TO BE MOVED

Fairham Close, Ruddington, Nottinghamshire NG11 6BE

---

Guide Price £300,000



Fairham Close, Ruddington, Nottinghamshire NG11 6BE



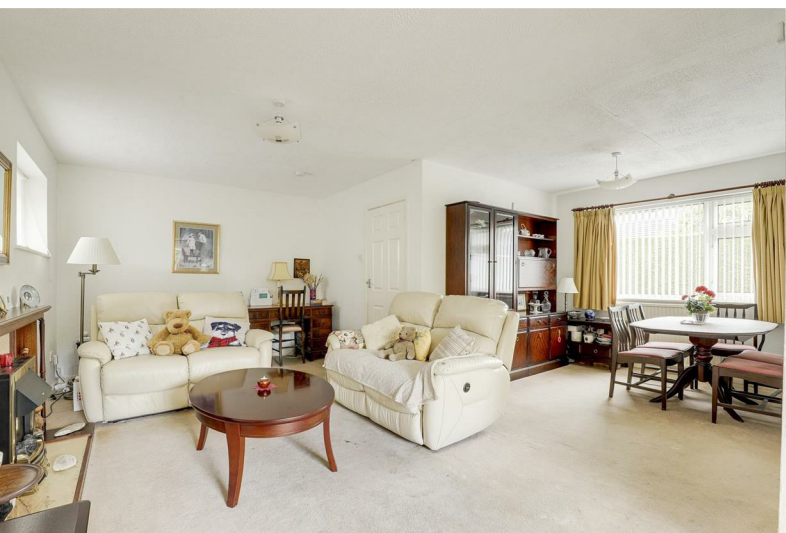


GUIDE PRICE £300,000 - £325,000

## SPACIOUS DETACHED BUNGALOW WITH FANTASTIC POTENTIAL...

This two-bedroom detached bungalow offers spacious and versatile accommodation throughout, making it an excellent opportunity for anyone looking to downsize or for buyers wanting a property with scope to update and make their own. Situated in a sought-after location, the property is just a short distance from a variety of local amenities, including shops, top-rated schools, excellent transport links, and Rushcliffe Country Park—making it a perfect choice for a range of buyers. Internally, the accommodation comprises an entrance hall, a generously sized reception room with a feature fireplace, a well-appointed fitted kitchen, two double bedrooms, a three-piece bathroom suite, and access to a useful loft space, offering additional storage. Outside, the property enjoys driveways to both the front and rear, providing off-road parking. There is also a detached garage to the rear, along with a well-maintained garden featuring a paved patio area, a lawn, mature planted borders, and a garden shed. With its fantastic location, and potential for modernisation, this property offers an exciting opportunity to create a truly bespoke home.

NO UPWARD CHAIN







- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Rear Garden With A Shed
- Sought After Location
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living/Dining Room

26'8" x 19'5" max (8.15m x 5.94m max)

The living/dining room has UPVC double-glazed windows to the side elevations, carpeted flooring, two radiators, a feature fireplace with a decorative surround and sliding patio doors providing access out to the garden.

Kitchen

9'6" x 9'6" (2.92m x 2.92m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a radiator, a dado rail, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Master Bedroom

10'3" x 14'10" (3.13m x 4.53m)

The main bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator and access into the loft.

Bedroom Two

8'7" x 9'10" (2.62m x 3.00m )

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

5'8" x 6'6" (1.75m x 2.00m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, carpeted flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there are driveways to the front and rear, a detached garage to the rear along with a garden with a paved patio, a lawn, mature shrubs and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

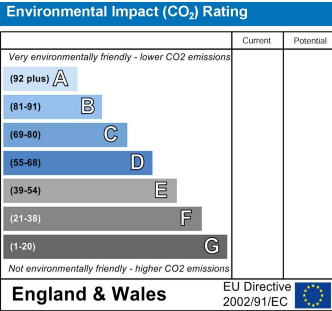
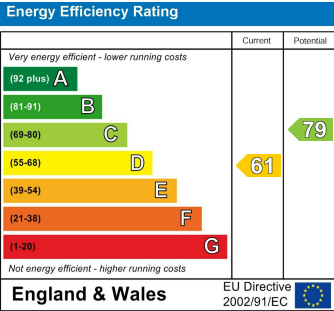
Council Tax Band Rating - Rushcliffe Borough Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I:  
Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





Fairham Close, Ruddington, Nottinghamshire NG11 6BE

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.