

# HoldenCopley

PREPARE TO BE MOVED

Fairham Close, Ruddington, Nottinghamshire NG11 6BE

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Guide Price £300,000

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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.

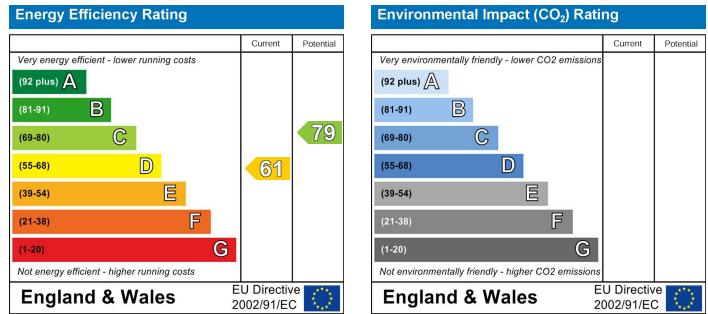
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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