



81 Wilford Road,  
Ruddington, NG11 6BN

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This mid terraced home provides accommodation arranged over two floors which includes a lounge, a dining room opening to the kitchen and a bathroom to the ground floor, with the first floor landing giving access to two good size bedrooms, and the shower room.

Benefiting from gas central heating, the property has a block driveway to the front, and a low maintenance enclosed garden to the rear.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including an excellent range of shops, restaurants and pubs. sought after schools and a popular country park. Main road links give easy access to Nottingham City Centre and the surrounding villages.

**Guide Price £235,000**





### **Glazed Entrance Door**

Gives access to the:-

### **Lounge**

Double glazed bay window to the front elevation, ceiling light point, radiator, feature fireplace with a marble hearth and timber surround, access to the:-

### **Kitchen/Dining Area**

Window to the rear elevation, single glazed window to the side elevation, under stairs storage area, radiator, ceiling light point, wall mounted gas fire set in a decorative tiled and wooden surround, door to the stairs which rise to the first floor, access to first floor

Open into the newly fitted kitchen with a good range of wall draw and base units, 4 ring gas hob and electric oven .

Door to -

### **Inner Hall**

Fitted with a storage cupboard, Double glazed door leading outside and door to the:-

### **Ground Floor Bathroom**

Fitted with a bath, a low flush wc, and a wash hand basin.

Double glazed window to the elevation, ceiling spot lights, radiator, wooden laminate flooring.

## **FIRST FLOOR ACCOMMODATION**

### **First Floor Landing**

Doors to two bedrooms and the shower room.

### **Bedroom One**

Double glazed window to the front elevation, ceiling light point, radiator.

### **Bedroom Two**

Double glazed window to the rear elevation, ceiling light point, radiator, storage area with loft access hatch.

### **Shower Room**

Fitted with a tiled shower cubicle, a low flush wc, and a wash hand basin.

Part tiled walls. ceiling spot lights, radiator, wooden laminate flooring.

## **OUTSIDE**

To the front of the property the block paved driveway provides off road parking for two vehicles, and gives access to the entrance door.

There is a wooden gate giving access to the rear garden.

The low maintenance garden is enclosed by wooden screen fencing, There is a decked seating area and outside tap.

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to, Premier Property Lawyers, Ives & Co, & 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

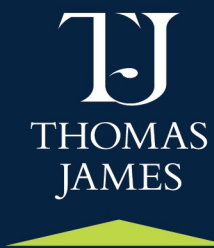
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## MONEY LAUNDERING

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>63</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 



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