



7 Harvey Close,
Ruddington, NG11 6NJ

7 Harvey Close, Ruddington, NG11 6NJ

Having undergone some upgrade recently, this semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a refurbished breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with fitted wardrobes), and the family bathroom.

Benefiting from double glazing, and gas central heating with a combination boiler, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

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

Guide Price £284,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, and doors into the ground floor wc, the breakfast kitchen, and the lounge.

The ground floor wc has a wall mounted wash hand basin, and a wc. There is a window to the side, a ceiling light, spot light, tiled flooring, and a radiator.

The recently renovated breakfast kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, a built in tumble dryer, a double oven, and a four ring gas hob. There is coving, a ceiling light, a radiator, laminate flooring, an under stairs storage cupboard, an opaque window, and a door opening to the rear garden.

The lounge has a bay window to the front, a further window to the side, an electric fire set in a surround, coving, ceiling spot light, and a radiator.

On reaching the first floor, the landing has a loft access hatch, ceiling spot lighting, and doors opening into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a radiator, and built in wardrobes with sliding mirrored doors.

Bedroom two has a window to the rear with views over the local playing field, a radiator, and a ceiling light.

Bedroom three has a window to the rear with views over the local playing field, a radiator, a ceiling light, and an airing cupboard (housing the water cylinder).

Completing the accommodation, the family bathroom has a P-shaped bath with a mixer tap and shower over, and a vanity unit incorporating the wash hand basin, the wc, and storage. There is a window to the side, a heated towel rail, and tiled flooring.

OUTSIDE

At the front of the property there is a lawned garden.

The driveway provides off road parking for a number of vehicles.

To the rear of the property the fully enclosed garden includes a lawned area, patio seating area and houses a timber shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

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.

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



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.

