

17 Samson Court, Ruddington, NG11 6AP



17 Samson Court, Ruddington, NG11 6AP

This semi detached home provides accommodation arranged over two floors including, an entrance hallway, a lounge, a breakfast kitchen with a range of built in appliances, plus a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to both the front and rear, plus a block paved driveway and single garage 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 is recommended.

Guide Price £265,000













ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, and a door opening to the lounge.

The lounge has a window to the front, a radiator, laminate flooring, spot lighting, an under stairs storage area (housing the electric meter), and part glazed double doors opening to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, space and plumbing for a washing machine, and built in appliances including; a fridge, a freezer, a double oven, and a four ring gas hob with an extractor hood over. There is a radiator, laminate flooring, spot lighting, and a UPVC door opening to the conservatory.

Overlooking the rear garden, the conservatory has a pitched roof, tiled flooring, wall lighting, a radiator, a personnel door into the garage, and French doors opening to the garden.

On reaching the first floor, the landing has a window to the side, a loft hatch, spot lighting, and doors into both bedrooms, and the bathroom.

The bathroom has a bath with a mixer tap, shower attachment and glazed screen over, and a vanity unit incorporating a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, part tiling to the walls, a wall mounted medicine cabinet, a heated towel rail, and spot lighting.

Bedroom one has a window to the front, a ceiling light point, a radiator, built in wardrobes, and an over stairs storage cupboard.

Completing the accommodation, bedroom two has a window to the rear, a ceiling light point, and a radiator.

OUTSIDE

At the front of the property the block paved driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door).

There is a lawned garden adjacent, and a pathway to the entrance door.

To the rear of the property, the garden has a large patio seating area, a lawned area, and mature shrubs and borders. There is a mature tree, and an external tap.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

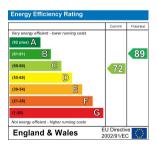
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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







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.

