



28A Wilford Road,  
Ruddington, NG11 6EQ

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Thomas James are delighted to offer this modern mid town house to the market.

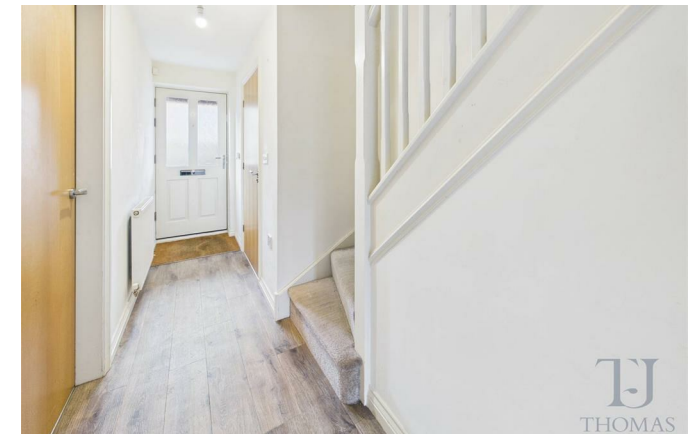
VIEWING HIGHLY RECOMMENDED

The property provides accommodation arranged over three floors including; an entrance hallway, a lounge with French doors opening to the rear garden, plus a modern kitchen, and a cloakroom/wc on the ground floor, two good size bedrooms and a family bathroom on the first floor, and a double bedroom on the second floor.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a garage (Accessed from Woodley Street).

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

**Guide Price £247,500**





## ACCOMMODATION

The entrance door at the front of the property opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening to the kitchen, the lounge, and the ground floor cloakroom/wc.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in oven, with a four ring gas hob and an extractor hood over. The wall mounted boiler is housed here, and there is a window to the front.

Spanning the width of the property at the rear, the lounge has French doors opening to the rear garden, with windows to both sides.

The ground floor cloakroom/wc has a wc, and a wash hand basin. There is an opaque glazed window to the front.

On the first floor, the landing has stairs rising to the second floor, and doors opening into bedrooms two and three, and the bathroom.

The bathroom has a three piece suite in white comprising: a P-shaped bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc. There is an opaque glazed window to the front.

Bedroom two has two windows to the rear.

Bedroom three has a window to the front.

Situated on the second floor, bedroom one has two Velux windows to the rear pitch.

## OUTSIDE

At the front of the property there is a lawned garden, with a low walled boundary to the front, and a hedged boundary to one side. A partially shared pathway leads to the canopied entrance door.

To the rear of the property, the garden is enclosed by timber screen fencing and includes; a paved patio seating area, with steps up to lawn beyond.

The property also has a SINGLE GARAGE located in a block.

### Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property, and should cause no concern to prospective purchasers.

### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

### Referral Arrangement Note

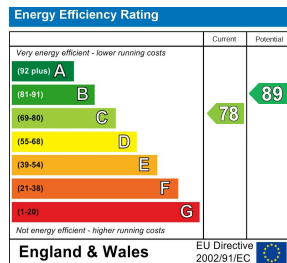
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

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