



14 Fairham Close,
Ruddington, NG11 6BE

14 Fairham Close, Ruddington, NG11 6BE

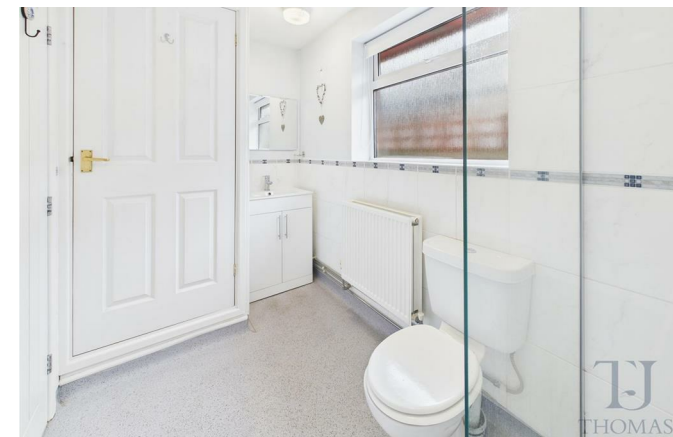
This recently renovated detached bungalow provides spacious accommodation including; a newly fitted kitchen with a range of built in appliances, a lounge/dining room with a feature electric log burner, two good size bedrooms, and one with patio doors opening to the rear garden), plus a refitted wet room.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, plus a newly laid resin driveway and single garage providing off road parking for three of vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £345,000





ACCOMMODATION

The UPVC entrance door, on the side of the property opens directly into the kitchen.

The newly refitted kitchen, has a range of wall and base units, a one and a half bowl sink and drainer unit, and built in appliances including a washing machine, a dishwasher, a fridge, a freezer, a double oven, and a NEFF electric hob with an extractor hood over. There is window to the side, and a door into the open plan lounge/dining room.

Overlooking the front, the open plan lounge/dining room has a feature electric log burner set in a brick fireplace, and a door into the hallway, which has doors in turn, into two bedrooms and the wet room.

The wet room is fitted with a rainfall shower and additional hand held shower, a wash hand basin set in a vanity unit, and a low flush wc. The wet room has an airing cupboard, and also houses the combination boiler.

Overlooking the rear, the main bedroom, has a ceiling rose light and radiator. The second bedroom has built in wardrobes, and patio doors opening to the rear garden.

OUTSIDE

At the front of the property there is a resin driveway which provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with newly installed entrance doors), rear garden, and a pathway to the entrance door.



Fully enclosed, the low maintenance L-shaped rear garden includes a large patio seating area, mature shrubs, established trees, and planted borders. The garden has external lighting, and an external tap.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

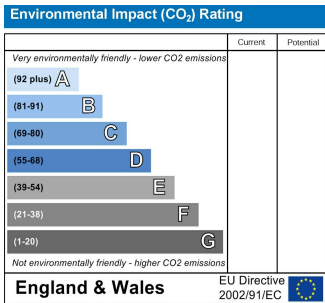
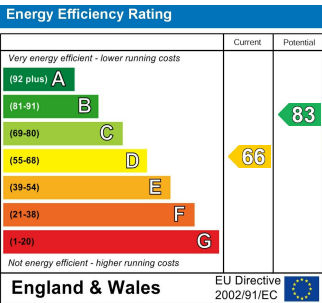
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers.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

