



29 Rufford Road,
Ruddington, NG11 6FT

TJ
THOMAS
JAMES

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This extended semi detached home presents an excellent opportunity to acquire a spacious and versatile family residence in a sought after village location, offered with no upward chain.

Throughout the home, there is excellent potential to personalise and refresh the accommodation, with the layout lending itself to a variety of uses for growing families or those seeking additional work from home space.

The property also features practical storage options including built-in cupboards and loft access (ideal for seasonal items).

A private driveway provides off road parking for multiple vehicles, complementing the convenient village setting with local amenities, schools, and transport links within easy reach.

The home is offered in need of some TLC, presenting a fantastic opportunity for buyers looking to add value and create a bespoke family home in a desirable area. Council Tax Band C and EPC Rating E apply to this property, which is available with no upward chain for a straightforward purchase process.

Situated in the highly regarded 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.

Guide Price £285,000





ACCOMMODATION

Upon entering, you step into a welcoming hallway that leads directly to the main living areas, with gas central heating and double glazing throughout ensuring comfort and energy efficiency.

The main lounge is generously proportioned, offering ample room for a variety of seating arrangements and featuring a large window that allows natural light to fill the space.

The adjacent dining room provides a flexible area for family meals or entertaining guests, with easy access to the kitchen.

The kitchen is fitted with a range of wall and base units (providing plenty of storage), work surfaces, and space for essential appliances, while a window offers pleasant views and additional light.

A notable feature of this property is the ground floor bedroom, which can also serve as a home office or playroom, ideal for multi-generational living or those seeking flexible accommodation options.

A convenient ground floor bathroom is located nearby, fitted with a bath, wash hand basin, and WC (requiring some modernisation).

Stairs from the hallway rise to the first floor landing, where three further well proportioned bedrooms are situated.

Each bedroom includes space for freestanding furniture and benefits from double glazed windows, with the main bedroom offering generous dimensions and a pleasant aspect.

The upstairs family bathroom is fitted with a panelled bath, wash hand basin, and WC, and like other areas of the property, would benefit from some updating to suit modern tastes.

OUTSIDE

The garden to the rear of the property is laid mainly to lawn, with hedged boundaries.

A private driveway provides off road parking for multiple vehicles.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2383.79

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.



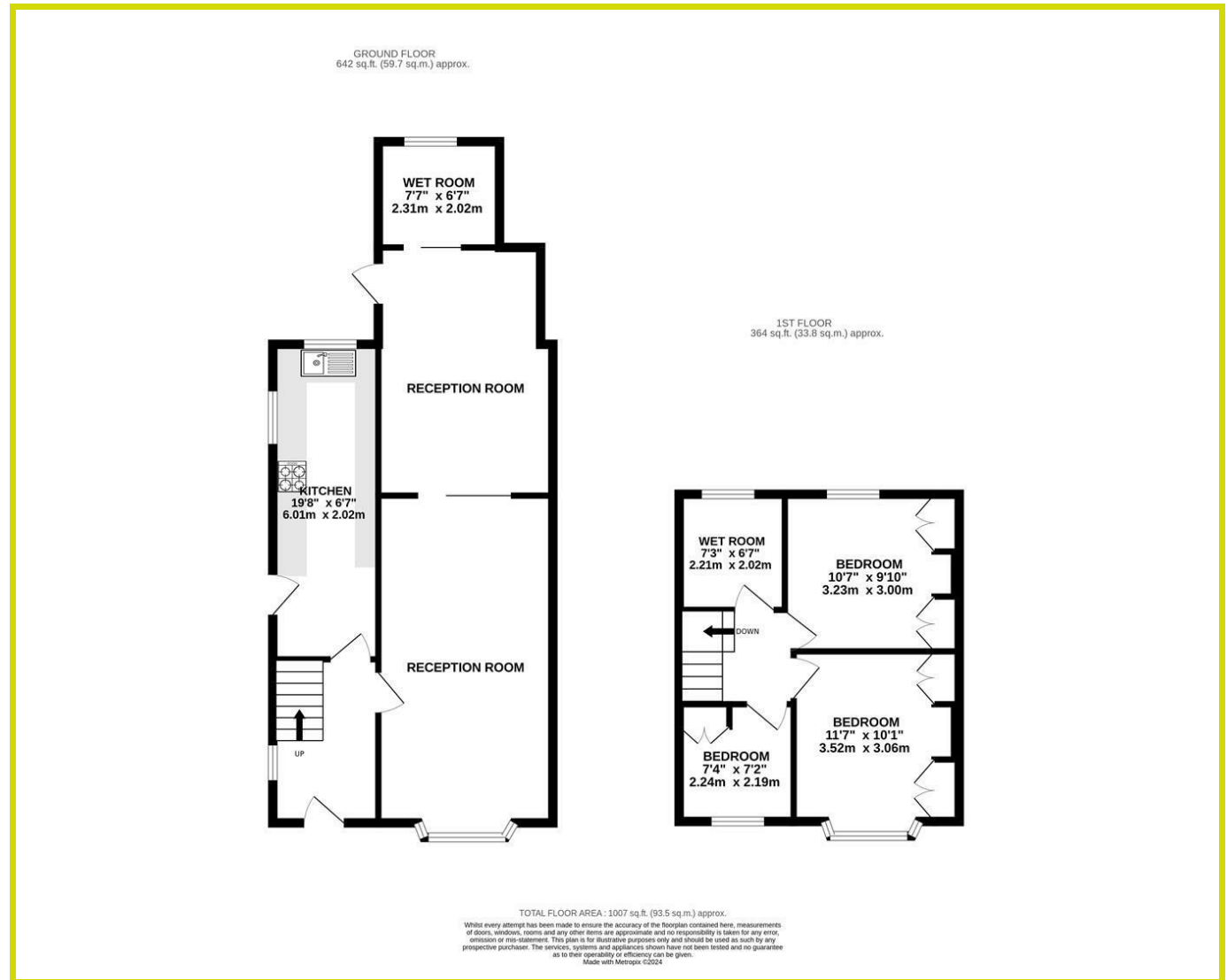
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MONEY LAUNDERING

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



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