



6 Shrimpton Court,
Ruddington, NG11 6GY

6 Shrimpton Court, Ruddington, NG11 6GY

Offered to the market with no upward chain, this semi detached bungalow provides accommodation including an entrance hall, a living room with patio doors opening to the rear, a modern kitchen, two bedrooms (one with built in wardrobes), and a modern shower room. Each room has an emergency pull cord.

Benefiting from gas central heating and double glazing, the property also has a private driveway and carport providing off road parking.

Shrimpton Court is a popular development of retirement bungalows, with a site manager on call, a Residents' lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors' surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £240,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a loft access hatch, a radiator, and doors into both bedrooms, the shower room, and the living room.

Bedroom one overlooks the front, has a radiator, a ceiling light point, and a range of built in wardrobes (some with mirrored fronts).

Bedroom two also overlooks the front, has a radiator, a ceiling light, coving.

The recently refitted shower room has a shower cubicle with an electric shower, and a vanity unit incorporating the wash hand basin (with a mixer tap), the wc, and storage cupboards. There is a window overlooking the car port, a radiator, and a mirrored medicine cabinet.

The living room has two ceiling light points, an 'Astraline Master' wall mounted emergency call unit, a feature fireplace, coving, a door opening to the kitchen, and sliding patio doors opening out to the rear patio area.

Fitted in 2019, the kitchen has a range of wall, drawer and base units, space for a fridge/freezer, a plumbed in dishwasher, a plumbed in washing machine, plus a NEFF combination microwave oven, and a TEKA electric hob with an extractor hood over. The wall mounted gas central heating boiler and an airing cupboard holding the water tank. There is a window to the rear, an electric heater, and laminate flooring.

OUTSIDE

There is a lawned garden to the front of the property, and a pathway leading to the entrance door.

A tarmac driveway provides off road parking, and in turn gives access to the car port.

At the rear of the property there is a patio area, opening to the communal gardens beyond.

LEASEHOLD INFORMATION

We are advised that the property is leasehold. There is monthly service charge £188.24

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

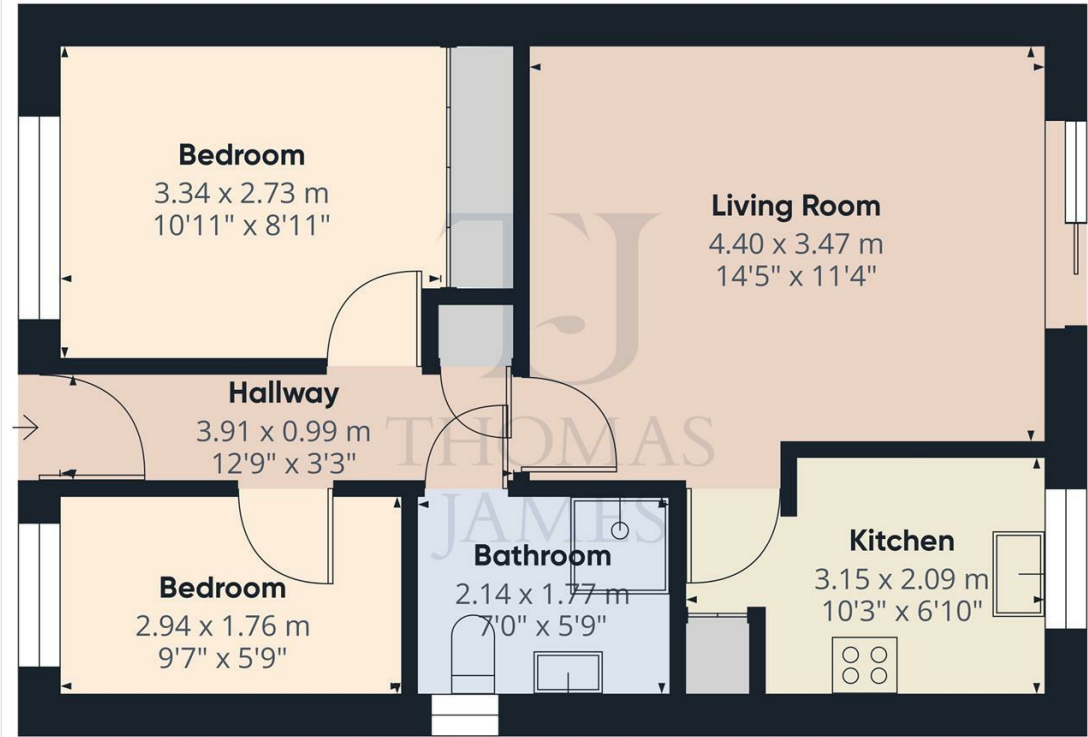
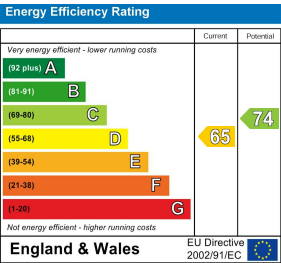
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

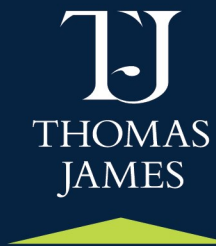


Approximate total area⁽¹⁾
46.3 m²
497 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

