



12 Fairham Close,  
Ruddington, NG11 6BE

# 12 Fairham Close, Ruddington, NG11 6BE

This detached bungalow provides well presented accommodation including; an entrance hallway, a recently refitted kitchen with a range of built in appliances, a lounge/dining room with patio doors, a conservatory with French doors opening to the garden, two bedrooms, and a fitted shower room.

Benefiting from gas central heating, and double glazing, the property has a well maintained and enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

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.

Viewing is recommended.

**Guide Price £335,000**





#### ACCOMMODATION

The canopied composite entrance door at side of the property opens into the entrance hallway. The entrance hallway has tiled flooring, a radiator, ceiling light points, and doors into the lounge/dining room, the recently refitted kitchen, both bedrooms, and the shower room.

The shower room has a shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is a window to the side, and tiling to the walls.

Bedroom one has a window to the front, and wardrobes with sliding doors.

Bedroom two also has a window to the front, a radiator, a ceiling light point, and a range of built in wardrobes.

The recently refitted kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and built in appliances including: a fridge, a freezer, an electric oven, and a Neff hob. There is a serving hatch into the lounge/dining room, a window to the side, and a door opening out to the side.

The lounge/dining has a window to the rear, an electric fire set in a brick surround, a ceiling light point and a ceiling rose, a radiator and patio doors opening to the conservatory.

The conservatory has double glazed windows, tiled flooring, a solid roof, and French doors opening to the rear garden.

#### OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles. There is a low maintenance garden adjacent, laid to shrub beds. A pathway leads to the canopied entrance door at the side.

There is a well maintained garden to the rear of the property which includes; mature shrubs. Fully enclosed, the garden has gated access to the front and houses a storage shed.

#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

#### Referral Arrangement Note

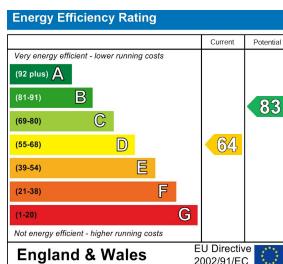
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://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.

