



12 Fairham Close,  
Ruddington, NG11 6BE

**TJ**  
THOMAS  
JAMES



# 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

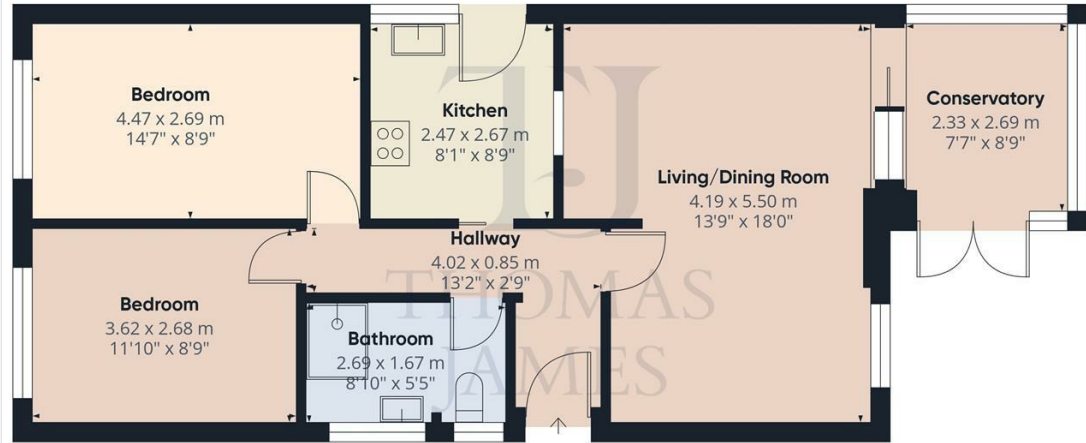
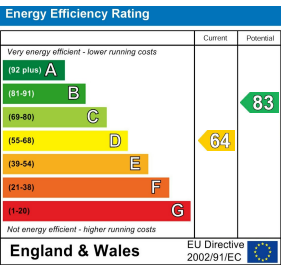
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## MONEY LAUNDERING

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Approximate total area<sup>(1)</sup>  
67.7 m<sup>2</sup>  
729 ft<sup>2</sup>

(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.

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