



27 Abingdon Drive,
Ruddington, NG11 6FX

27 Abingdon Drive, Ruddington, NG11 6FX

Thomas James bring to market this extended semi detached family home, situated in the sought-after south Nottinghamshire village of Ruddington within easy reach of a wealth of excellent local facilities including shops, schools, a doctors surgery and country park.

Arranged over three floors, the immaculately presented accommodation includes an entrance hall, lounge and extended dining kitchen to the ground floor, with two bedrooms and the family shower room to the first floor, and a further bedroom and bathroom to the second floor.

Benefiting from gas central heating and double glazing, the property boasts an enclosed garden to the rear, with a driveway to the front providing off road parking.

An ideal family home. Viewings are highly recommended.

Offers Over £299,950





Directions

Abingdon Drive can be located between Packman Drive and Rufford Road, from Loughborough Road (A60), Ruddington.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Leading into the:-

Entrance Hall

Double glazed window to the side elevation, stairs rising to the first floor, spotlighting, radiator, and access through to the open plan dining kitchen and the:-

Lounge

Decorative stained glass, double glazed Bay window to the front elevation, wood effect laminate flooring, ceiling light point, radiator.

Open Plan Dining Kitchen

An extended room, fitted with a range of wall and base units, inset sink unit, gas hob with an extractor fan over, electric oven, space and plumbing for a washing machine, space for a fridge/freezer.

Gas central heating boiler, under-stairs storage cupboard, wood effect laminate flooring, spotlighting, radiator, Velux windows, double glazed window to the side elevation, double glazed door leading out to the side, and double glazed French doors leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs rising to the second floor, double glazed windows to the front and side elevations, under-stairs storage, radiator, and doors leading to two bedrooms and the family shower room.

Shower Room

Fitted with a three piece suite comprising a low flush w/c and wash hand basin set in a vanity unit, and a tiled shower cubicle.

Heated towel rail, extractor fan, tiling to walls and floor, and a double glazed window to the side elevation.

Bedroom One

Decorative stained glass, double glazed Bay window to the front elevation, spotlighting, radiator.

Bedroom Two

Double glazed window to the rear elevation, ceiling light point, radiator.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Double glazed dormer window to the side elevation, and access to one bedroom and the bathroom.

Bedroom Three

Two Velux windows, spotlighting, wooden flooring, eaves storage.

Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a bath.

Spotlighting, extractor fan, radiator, Velux window, and a double glazed dormer window to the side elevation.

OUTSIDE

To the front of the property, the driveway provides off road parking and gives access to the FRONT ENTRANCE DOOR.

The rear garden is fully enclosed with laid lawn, patio area and garden shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

Referral Arrangement Note

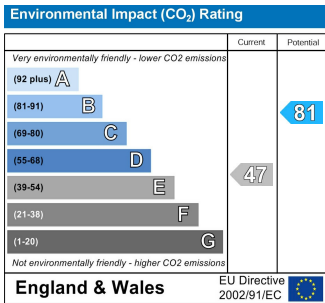
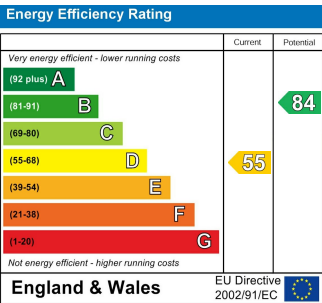
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to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

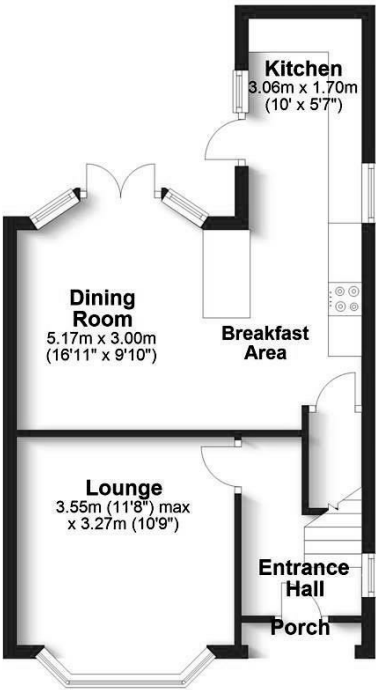
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

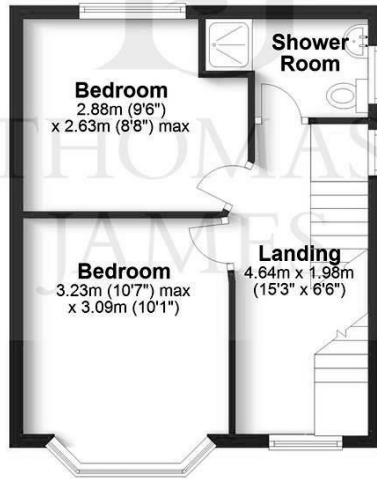
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



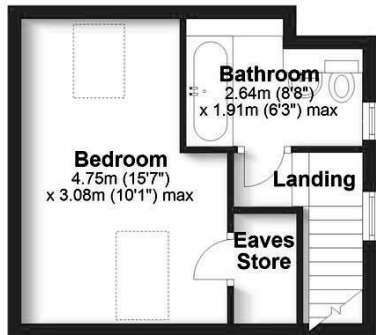
Ground Floor
Approx. 38.6 sq. metres (415.4 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.5 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.2 sq. feet)



Total area: approx. 94.0 sq. metres (1012.0 sq. feet)



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.

