



23 Shaw Street,
Ruddington, NG11 6HF

23 Shaw Street, Ruddington, NG11 6HF

This period terraced home provides accommodation arranged over three floors which includes a lounge, dining room and breakfast kitchen to the ground floor, two bedrooms and a bathroom to the first floor, and a further attic room with en-suite shower room to the second floor.

Benefiting from gas central heating with a combination boiler and UPVC double glazing, the property has a courtyard style garden to the front, and a further enclosed garden to the rear.

Centrally 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, restaurants, public houses, schools, country park and excellent transport links.

Viewing is highly recommended.

Guide Price £250,000





Directions

Shaw Street can be located off Church Street, Ruddington, Nottinghamshire.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Leading into:-

Lounge

UPVC double glazed window to the front elevation, feature fire with cast iron and wooden surround with tiled hearth, radiator, meter cupboard, coving to ceiling, ceiling rose, picture rail. Access into:

Dining Room

Feature fireplace with cast iron and wooden surround with tiled hearth, tiled underfloor heating, full height storage cupboard. UPVC double glazed French doors opening out to the rear garden. Door to staircase and access into:

Kitchen

Fitted with a range of wall, drawer and base units in high gloss, with under cabinet lighting and wooden work surfaces over, inset one and half sink unit with mixer tap, space and plumbing for a washing machine, built-in electric oven, with a gas hob and chimney style hood over, built-in wine rack, space for a fridge freezer.

UPVC double glazed window and door to the side elevation, ceiling spotlights, tiled flooring.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Built in storage cupboard, ceiling light point, stairs rising to the second floor and doors leading into the two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, storage cupboard (with lighting), ceiling light point, radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with an electric shower over, a vanity wash hand basin and a low level flush w/c.

UPVC double glazed window to the rear elevation, tiling to floor, heated towel rail, ceiling spotlights, partial tiling to walls.

SECOND FLOOR ACCOMMODATION

Attic Room

Velux window to the rear pitch, built-in wardrobes, ceiling spotlights, door into:-

En-Suite Shower Room

Fully fitted with a three piece suite comprising a shower enclosure with an electric shower, a wash hand basin with tiled splashback, and a low level flush w/c. Wall lights, storage cupboards.

OUTSIDE

To the front of the property there is a walled garden area and pathway leading to the ENTRANCE DOOR.

The garden also has shared access at the side with the neighbouring properties.

The rear south facing garden is fully enclosed by timber fenced boundaries and includes a decked seating area, steps up to a laid to lawn area, and a further patio area leading to artificial grass. The garden also houses a timber shed, which is ideal for additional storage.

Referral Arrangement Note

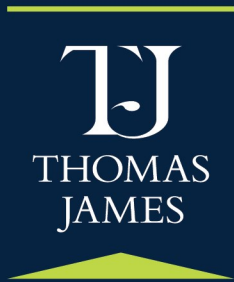
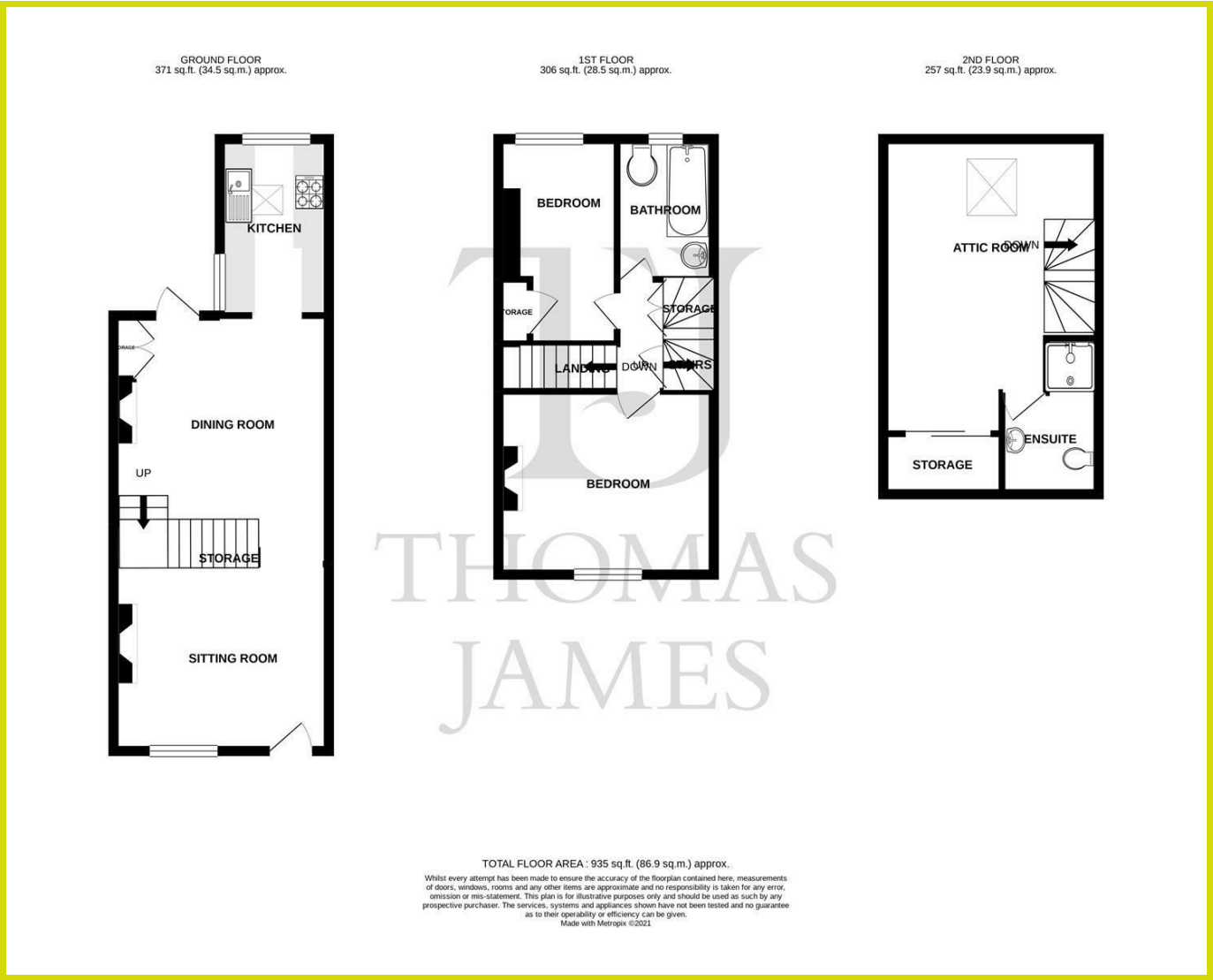
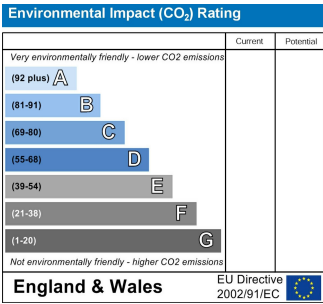
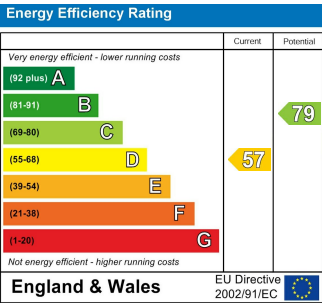
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



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.