



4 Widdowsons Row,  
Ruddington, NG11 6LD

# 4 Widdowsons Row, Ruddington, NG11 6LD

This cottage style home provides accommodation including a kitchen, and a lounge on the ground floor, a bedroom and a bathroom on the first floor, plus a useful attic room providing additional space.

Benefiting from gas central heating, and double glazing, the property also has an enclosed garden to the rear.

Situated close to the heart of the the popular South Nottinghamshire village of Ruddington, the property is one of five cottages accessed via a pedestrian pathway from Easthorpe Street. Ruddington enjoys a wealth of local facilities including shops, restaurants, schools, a doctors surgery, and a country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended!

**Guide Price £187,000**





## ACCOMMODATION

The UPVC entrance door opens directly into the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge, space for a freezer, plus a built in electric oven, and a built in gas hob with an extractor hood over. There is a window to the front, open stairs rising to the first floor, an under stairs storage, and a door opening to the lounge.

The lounge has a window to the rear, an open fire area (unsure there is a lining to the flue), exposed beams, laminate flooring, and a door opening to the rear garden.

On reaching the first floor, the landing has open steps rising to the attic room, and doors into the bedroom, and the bathroom.

The bathroom has a freestanding bath, a wash hand basin, and a wc. There is tiled flooring here.

The bedroom has a window to the rear, and a storage cupboard.

Currently also used as a bedroom, the attic room has useful storage space.

## OUTSIDE

Fully enclosed, the rear garden includes a large patio seating area, and a shrub bed.

### 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.

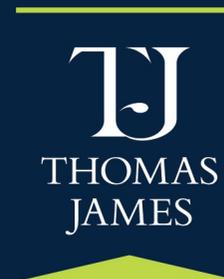
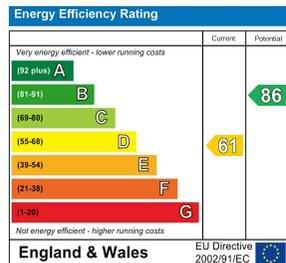


## DISCLAIMER NOTES

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.



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.

