



8 Paget Crescent,
Ruddington, NG11 6FD

8 Paget Crescent, Ruddington, NG11 6FD

*** GUIDE PRICE £350,000 - £375,000 *** DETACHED BUNGALOW ***

This detached bungalow provides accommodation including an entrance hall, a lounge, a dining room, a kitchen, a conservatory (Sun Room) with patio doors opening to the rear garden, plus two bedrooms, a shower room, and a separate wc.

Located on a quiet cul-de-sac. Benefiting from gas central heating and majority double glazing, the property has a larger than average enclosed garden to the rear, plus a section of block paved driveway and single garage (with a useful workshop area) providing off road parking for a number of vehicles.

Occupying a pleasant position in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is HIGHLY recommended.

Guide Price £350,000





ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall, loft hatch (boarded loft) and has doors into the lounge, both bedrooms, the shower room, and the separate wc.

Both bedrooms have a bay window to the front, a ceiling light point, and a radiator.

The shower room is fitted with a corner shower cubicle with a glazed screen, and a wash hand basin with a vanity unit beneath. There is a window to the side, a heated towel rail, and ceiling spot lights.

The separate wc is fitted with a wall mounted wash hand basin, and a low flush wc. There is a ceiling light point.

The lounge has four windows,, a gas fire set in a marble effect fire surround, two radiators, two ceiling light points, a door into the dining room.

The dining room has a window to the side, beams to the ceiling, a cupboard housing the boiler, a ceiling light point, a radiator, and a door into the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, integrated appliances including a dishwasher, a fridge, and a freezer, plus a free standing oven and hob with an extractor hood over. There is tiling to the floor, ceiling spot lights, a radiator, a door out to the garden, and a door into the conservatory.

The single glazed conservatory has power and lighting, and sliding patio doors opening to the rear garden.

OUTSIDE

The block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an up and over door power and lighting connected, a workshop area to the rear, and a pedestrian door to the garden). There are hedged boundaries to the sides, and access to the entrance door at the side of the property.

There is a larger than average garden to the rear of the property, which is laid mainly to lawn, with mature shrubs and plants, and a large block paved patio seating area. The garden is fully enclosed by mature hedged boundaries.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

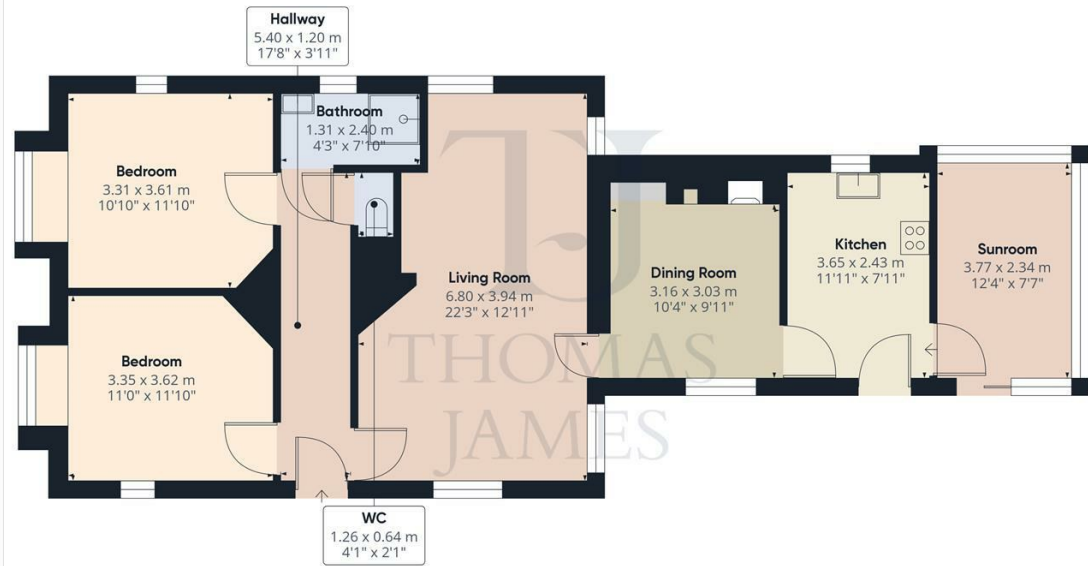
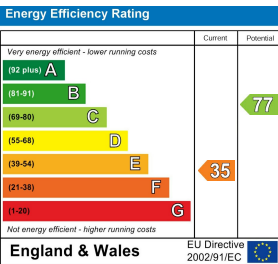
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



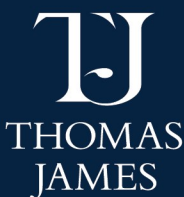
Approximate total area⁽¹⁾
87.21 m²
938.72 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

