



45 Dunblane Road,
Ruddington, NG11 6JJ

45 Dunblane Road, Ruddington, NG11 6JJ

Nestled on Dunblane Road in the charming village of Ruddington, Nottingham. Conveniently situated near Rushcliffe Country Park, this semi-detached house presents a wonderful opportunity for those with a vision for transformation. With an open plan lounge dining space and kitchen to the ground floor. 3 bedrooms, and a family bathroom to the first floor, this property is brimming with potential to become a stunning family home. Although it may require some tender loving care, the canvas is set for someone to reap the potential.

Upon entering, you are greeted by an inviting entrance hall leading to a well-sized kitchen and a dual-aspect lounge/dining room. The patio doors open up to the rear garden which is larger than average. Venturing upstairs, you will find three bedrooms awaiting your personal touch, along with a family bathroom.

Outside, the property boasted gardens to the front and rear including a driveway and a single garage cater to your parking needs, accommodating multiple vehicles with ease.

Offered to the market with no upward chain!

Viewing is highly recommended!

Guide Price £235,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first, and there are doors into the lounge, the kitchen, and the ground floor cloakroom/wc.

Fitted with larger cupboards, base units and square edge work surfaces, the kitchen has a composite sink with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, a built in double oven, integrated microwave, and an electric hob with an extractor hood over. There is open access to the dining room, a window overlooking the rear garden, and a door opening to the side.

The dining room has patio doors opening to the rear garden, and is open to the lounge, which has a window to the front, and a gas fire set in a feature fireplace.

On reaching the first floor, the landing has two storage cupboards (one of which houses the central heating boiler), a loft access hatch, and gives access to three bedrooms, and the family bathroom, which is fitted with a panelled bath with a shower over, a wash hand basin with a vanity unit beneath, and a low flush wc.

OUTSIDE

To the front of the property, the garden is laid mainly to lawn. There is a pathway to the entrance door, and gated pedestrian access to the rear garden.

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with an up and over door).

The larger than average rear garden includes a lawned area, with mature shrubs and plants.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

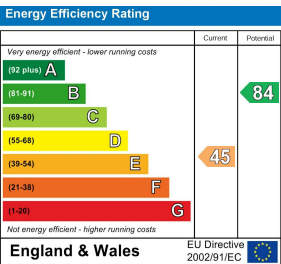
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

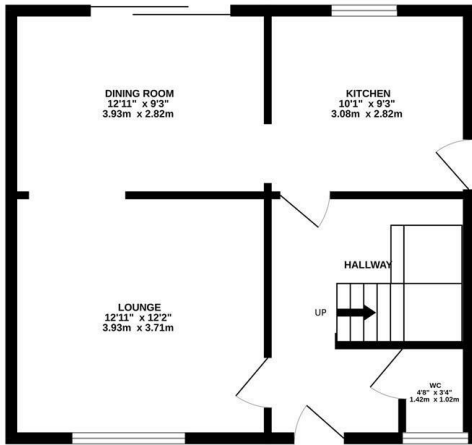
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding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

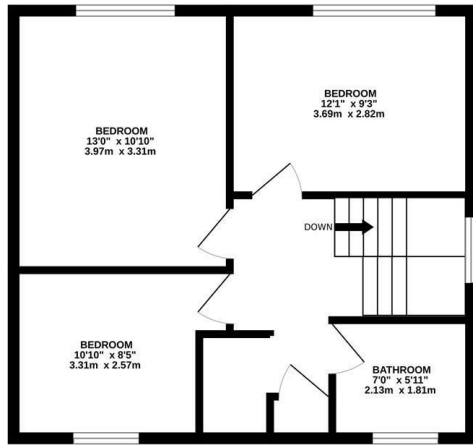
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior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



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



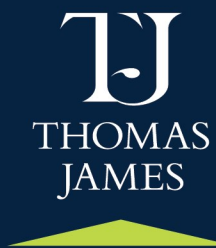
1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



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.

