



12 Marshall Drive,  
Nottingham, NG11 6AJ



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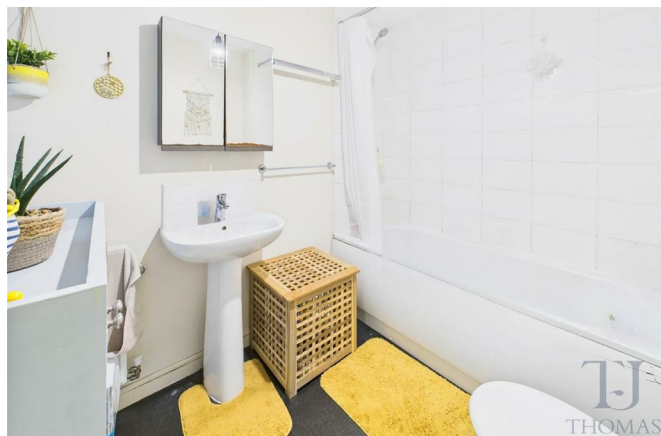
Built around ten years ago, this end terraced family home provides accommodation arranged over two floors including; a hallway, a lounge, a kitchen with French doors opening to the rear garden, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas central heating and double glazing, the property has a good size garden to the rear, a further garden to the front, plus a driveway providing off road parking for one vehicle.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

**Guide Price £280,000**







## ACCOMMODATION

The composite entrance door opens to the hallway. The hallway has a ceiling light point, and doors into the lounge, and the ground floor wc.

The ground floor wc has a corner wash hand basin, and a wc. The consumer unit is housed here, there is a window to the front, vinyl floor covering, a radiator, and a ceiling light point.

The lounge has a window to the front elevation (with shutters), a radiator, a ceiling light point, stairs off to the first floor, and a door into the kitchen.

The kitchen has a range of wall, drawer and base units, under cabinet lighting, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in electric oven, and a gas hob. There is a window to the rear, an under stairs storage cupboard, ceiling light points and spot lighting, laminate flooring, two radiators, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, a radiator, and doors into all three bedrooms, and the family bathroom.

Bedroom one has two windows to the front, a radiator, and a ceiling light point.

The family bathroom has a bath with a shower attachment over, a wash hand basin with a mixer tap, and a wc. There is tiled flooring, part tiling to the walls, and a ceiling light point.

Bedroom three has a window to the rear, a radiator, and a ceiling light point.

Finally, bedroom two has a window to the rear, a radiator, and a ceiling light point.

## OUTSIDE

At the front of the property the garden is laid mainly to lawn, with a pathway to the entrance door.

The driveway at the front provides off road parking for one vehicle. There is access from here, to the rear garden.

There is a good size garden to the rear of the property which includes; a large patio seating area. Fully enclosed, the garden has external lighting, and houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## TJ 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.

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## MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<b>83</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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