



(Plot 124) 2 Pipit Grove,  
Ruddington, NG11 6RS



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STONEWATER in partnership with Avant Homes, is proud to present a collection of 2 and 3 bedroom houses for shared ownership at the popular Wilbur Chase development in Ruddington. Each property benefits from allocated parking for 2 cars and a turfed rear garden.

This semi detached home gives a superb way to get into your own home, and onto the property ladder!

The property provides accommodation arranged over two floors which includes an entrance hall, a wc, and an open plan reception (incorporating the fitted kitchen area and the living area) with French doors opening to the rear garden 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 an enclosed garden to the rear, and two allocated car parking spaces, plus an electric vehicle charging point.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is conveniently located for access to Nottingham City Centre, the QMC and the M1, and is within easy reach of a wealth of facilities in the village itself, including excellent restaurants, public houses, shops, schools and the award winning Rushcliffe Country Park.

Asking Price £108,000





### Directions

Pipit Grove can be located off Bunting Drive, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Canopied Composite Entrance Door

Opening to the:-

#### Entrance Hall

Stairs off to the first floor (with a window to the half landing), door into the ground floor wc, and access to the open plan reception room.

#### Ground Floor WC

Fitted with a low flush wc, and a wash hand basin.

Window to the front elevation, radiator, vinyl floor covering.

#### Open Plan Reception Room

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, built in Hotpoint oven, and a four ring Hotpoint electric hob with an extractor hood over.

Breakfast bar area, ceiling spot lights, radiator, tall larder cupboard, vinyl floor covering, open to the:-

LIVING AREA:- Two ceiling light points, two radiators, under stairs storage cupboard (with light), French doors opening to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch, ceiling light point, doors into three bedrooms and the bathroom.

#### Bathroom

Fitted with a wash hand basin, a low flush wc, and a panelled bath with a mixer tap, shower attachment and glazed screen over.

Window to the front elevation, ceiling spot lights, vinyl floor covering, radiator.

#### Bedroom One

Window to the front elevation, ceiling light point, radiator.

#### Bedroom Two

Window to the rear elevation, ceiling light point, radiator.

#### Bedroom Three

Window to the rear elevation, ceiling light point, radiator, airing cupboard housing the Ideal Logic central heating boiler.

### OUTSIDE

The rear garden is fully enclosed and includes a patio seating area, and a lawn. There is gated access to the side.

The property has two allocated car parking spaces, and an electric vehicle charging point.

### Shared Ownership

The property can be purchased from 40% upward, in 10% increments.

The balance of the property is paid for by renting from Stonewater (eg 40% purchase/60% rental). Rental on this would be £371.25.

A service charge of £35.00 monthly to be paid.

For further details, please contact Thomas James Estate Agents.

### Council Tax Band

Further details to follow. Please contact Thomas James Estate Agents.

### Leasehold Details

Further details to follow. Please contact Thomas James Estate Agents.

Property is shared ownership the figures have been quoted for a 40% purchase and 60% rental, other options as available.

### 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.

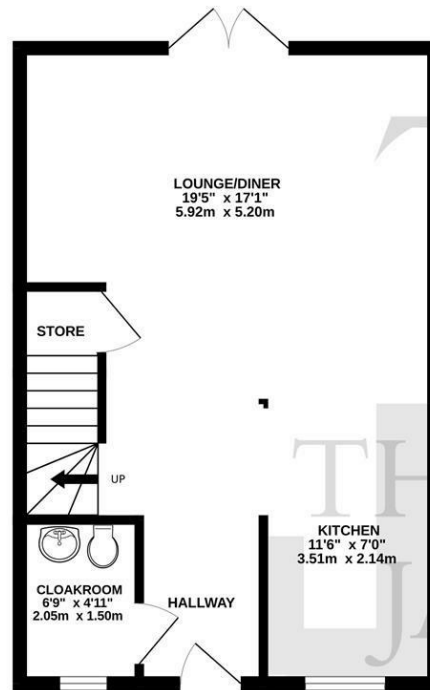
## MONEY LAUNDERING

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.

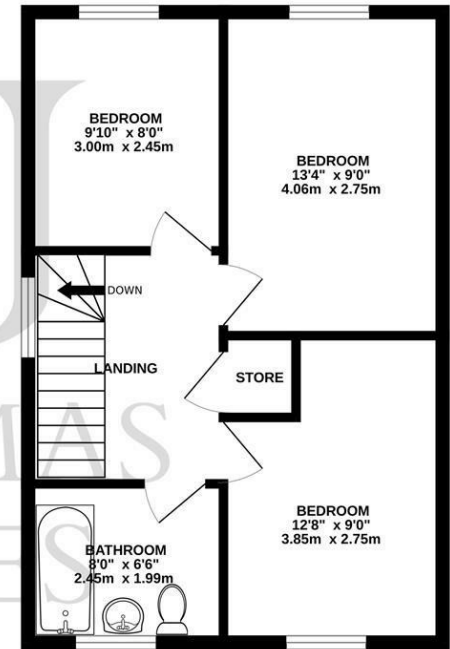
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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 1/2023



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Independent Agent by the  
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