



12 Elms Gardens,
Ruddington, NG11 6DZ

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This extended detached home occupies a sought after position in the heart of Ruddington village, overlooking The Village Green.

The property provides accommodation arranged over two floors which includes an entrance porch, entrance hall, dining room, lounge with patio doors opening to the rear garden, a study, kitchen, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms, the shower room and a separate wc.

Benefiting from gas central heating, double glazing and a security alarm, the property will undoubtedly benefit from some upgrade, and enjoys gardens to three sides, plus a garage providing off road parking for several vehicles.

Situated within easy reach of a wealth of facilities in the village including shops, churches, a doctors surgery, library, vets, and a country park.

A rare opportunity to purchase a detached property in the heart of Ruddington Village. Viewing is essential!

Guide Price £440,000





Directions

Elms Gardens can be located off The Green, Ruddington.

GROUND FLOOR ACCOMMODATION

Entrance Door

Giving access to the:-

Entrance Porch

With a light and the ORIGINAL ENTRANCE DOOR with stained glass panels giving access to the:-

Entrance Hall

Radiator with shelf over, ceiling light point, stairs off to the first floor (with a window to the half landing), cloaks cupboard with a window to the front elevation, doors to the dining room, the kitchen and the:-

Ground Floor WC

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

Window to the rear elevation, ceiling light point.

Dining Room

Window to the front elevation overlooking Ruddington Green, ceiling light point, archway to the study, sliding doors opening to the:-

Lounge

Two radiators, ceiling light point, picture light and wall lighting, coving, fireplace with a tiled surround, patio doors opening to the rear garden.

Study

Window to the rear elevation, radiator, shelving.

Kitchen

Fitted with a range of wall, display, drawer and base units, roll edge work surfaces, one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, space for a fridge/freezer, built in Hotpoint double oven, and a four ring electric hob.

Windows to three sides, tiled flooring, radiator, coving, ceiling light point, PANTRY (with tiled flooring, shelving and housing the central heating boiler), door to rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, doors into three bedrooms, the shower room and separate wc.

First Floor WC

Window to the rear elevation, laminate flooring, loft access hatch. Fitted with a low flush wc.

Shower Room

Fitted with a fully tiled shower cubicle, and a wash hand basin.

Tiling to the walls, storage cupboard, extractor fan, radiator.

Bedroom One

Window to the rear elevation, radiator, ceiling light point, built in wardrobes.

Bedroom Two

Bay window to the front elevation overlooking Ruddington Green, radiator, ceiling light point, a range of built in wardrobes, matching dressing table and bedside cabinets.

Bedroom Three

Two windows to the front elevation overlooking Ruddington Green, further window to the rear elevation, radiator, ceiling light point, built in wardrobes.

OUTSIDE

The property enjoys gardens to three sides which include a patio seating area, lawned areas, mature shrubs and established trees. There is also a summer house.

There is gated pedestrian access and pathways to both the front and rear entrance doors, and double gated vehicular access to the GARAGE.

Garage

A larger than average garage, with driveway in front providing parking for several vehicles.

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.

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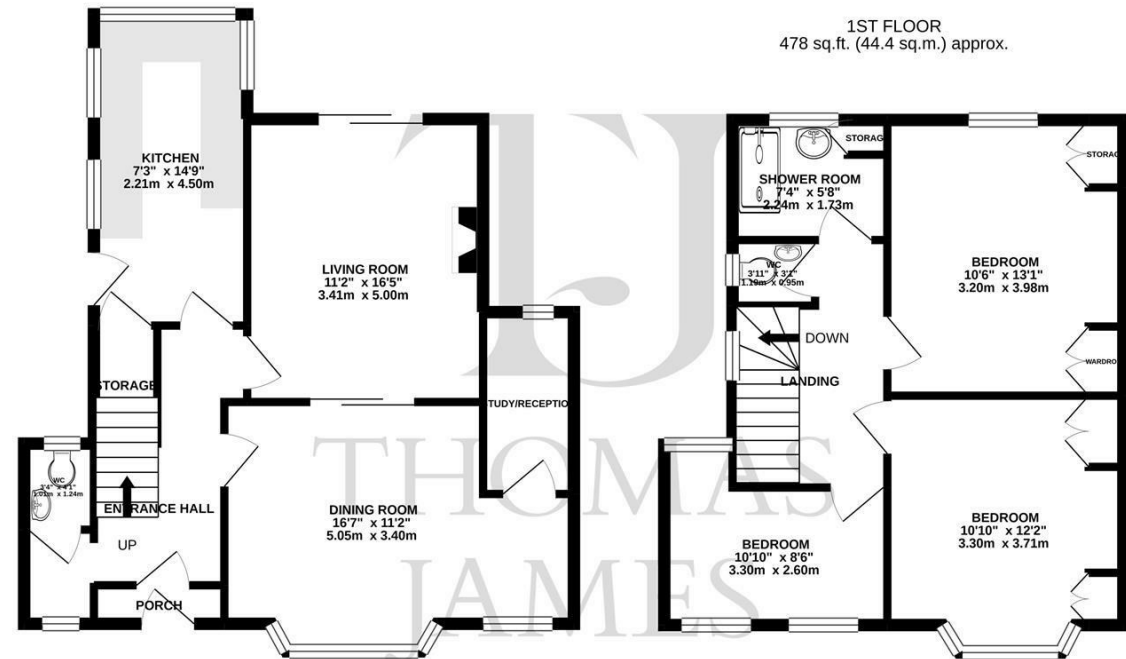
MONEY LAUNDERING

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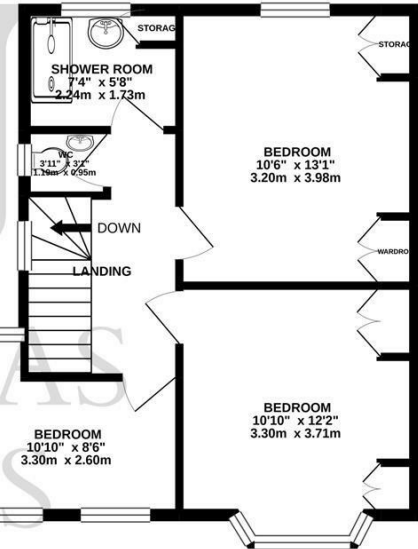
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	80
	55
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



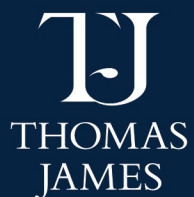
1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.

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