



Plot 76 Fairham Green,  
Ruddington, NG11 6FB

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THE MACKENZIE Fairham Green. This delightful semi-detached house on Wilford Road in Ruddington, presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, featuring a welcoming reception room that serves as the perfect setting for entertaining guests or enjoying quiet evenings at home.

With two bathrooms, this residence offers convenience and comfort, ensuring that morning routines run smoothly for all occupants. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community. Including Off Road Parking for 2 vehicles.

Ruddington is known for its picturesque surroundings and a strong sense of community, making it an ideal location for those seeking a peaceful yet vibrant lifestyle. The area is well-served by local amenities, including shops, schools, and parks, all within easy reach.

Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this semi-detached house in Fairham Green is a wonderful choice. Do not miss the chance to make this lovely property your own.

**Asking Price £350,000**





## DISCLAIMER NOTES

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## MONEY LAUNDERING

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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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