



42 Asher Lane,  
Ruddington, NG11 6HS



# 42 Asher Lane, Ruddington, NG11 6HS

Situated in the heart of the popular south Nottinghamshire village of Ruddington, this mid terraced cottage home provides accommodation arranged over two floors including; a lounge and a kitchen on the ground floor, and a double bedroom and recently refurbished shower room on the first floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the front, an enclosed decked garden to the rear, and access to a parking area.

Ruddington boasts a wealth of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended!

£190,000







## ACCOMMODATION

The entrance door at the front opens directly into the lounge.

The lounge has a double glazed window to the front, beams to the ceiling, an electric fire in a surround, a radiator, a door into the kitchen.

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a sink and drainer unit, space and plumbing for a washing machine, and space for a cooker with an extractor fan over. There is an under stairs pantry/storage cupboard, a door leading to the stairs which rise to the first floor, a double glazed window to the rear, beams to the ceiling, and a door opening to the rear garden.

On reaching the first floor, the landing gives access to the double bedroom and the shower room.

The bedroom has a double glazed window to the front, a radiator, and built in wardrobes.

The shower room has been recently refurbished and is fitted with a large shower cubicle with a glazed screens and a rainfall shower, plus a vanity unit incorporating the wash hand basin, and the concealed cistern wc. There is a double glazed window to the rear, tiling to the walls, a feature radiator, and an airing cupboard housing the combination boiler.

## OUTSIDE

At the front of the property there is a low maintenance garden, giving access to the entrance door.

The rear garden is laid to decking, with timber screen fencing to the boundaries.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

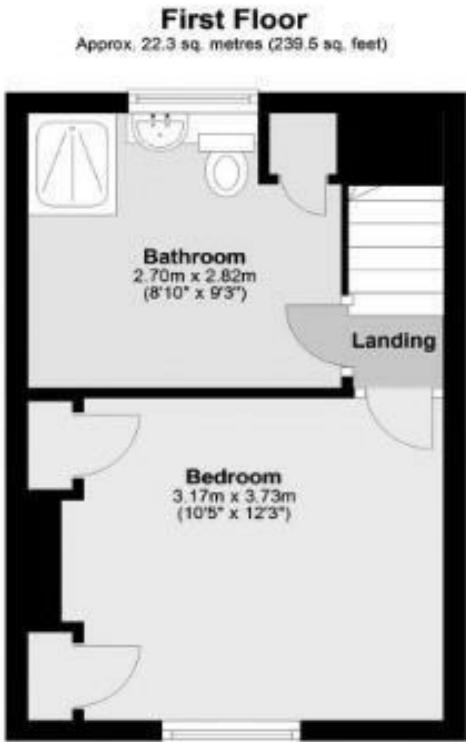
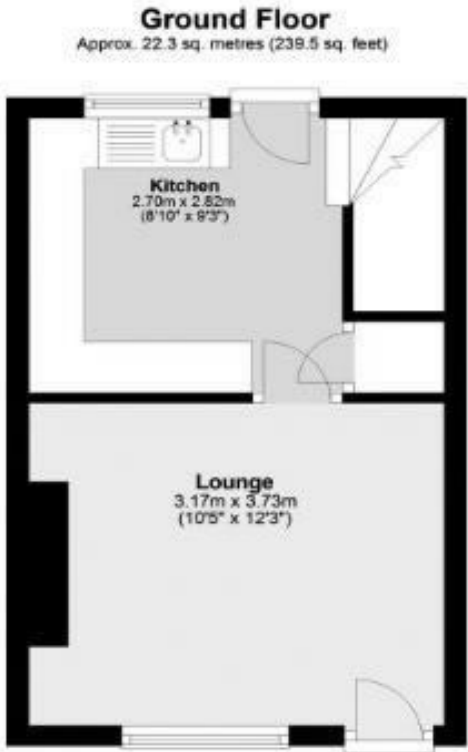
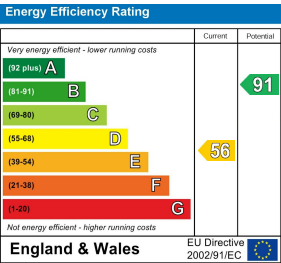
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



Total area: approx. 44.5 sq. metres (479.1 sq. feet)



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)

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.

