



3 Shrimpton Court,
Ruddington, NG11 6GY

TJ
THOMAS
JAMES

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This semi detached bungalow provides well proportioned accommodation including; an entrance hallway, a living room, a kitchen, a conservatory, two bedrooms, and a shower room.

The property has a driveway and car port providing off road parking, and a patio area to the rear.

Shrimpton Court is a popular development of (over 55s) retirement bungalows, with a site manager on call, a Residents' lounge, and well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors' surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £235,000





ACCOMMODATION

The composite entrance door (with glazed panels), opens into the entrance hallway. The entrance hallway has a radiator, a ceiling light point, a storage cupboard, and doors opening into both bedrooms, the shower room, and the lounge.

Both bedrooms have a double glazed window to the front, a ceiling light point, a radiator, and built-in wardrobes.

The shower room has a three piece suite including: a shower enclosure with an electric MIRA shower, a wash hand basin, and a wc. There is an opaque double glazed window to the side, a storage cupboard, fully tiled walls, vinyl floor covering, a radiator, and an extractor fan.

The lounge has two ceiling light points, a feature living flame, coal effect electric fire set on a granite hearth with decorative surround, a radiator, a door opening to the kitchen, and UPVC sliding patio doors opening into the conservatory.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces over, an inset one and half sink and drainer unit with mixer tap, a freestanding washing machine/dryer (to be included in sale), a small fridge/freezer (included in sale), a built-in single electric oven, and a built-in electric hob with an extractor hood over. The wall mounted Worcester Bosch boiler is housed here, there is a double glazed window to the rear, vinyl floor covering, tiled splashbacks, a ceiling light point, and a storage cupboard housing the hot water cylinder.

Of brick and UPVC construction, the conservatory has power connected, and a UPVC double glazed door opening out to a patio seating area, and the communal gardens.

OUTSIDE

To the front of the property there is a lawned garden area, with a paved pathway leading to the entrance door. The CAR PORT (with a security light) provides off road parking.

The property also has a timber shed (with power connected) ideal for additional storage, and a patio seating area to the rear.

The property enjoys the use of well maintained communal gardens.

Leasehold Information

We have been informed by the vendor that the lease is 999 years from 1 June 1988 and the current annual charges £2391

For further information please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

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.

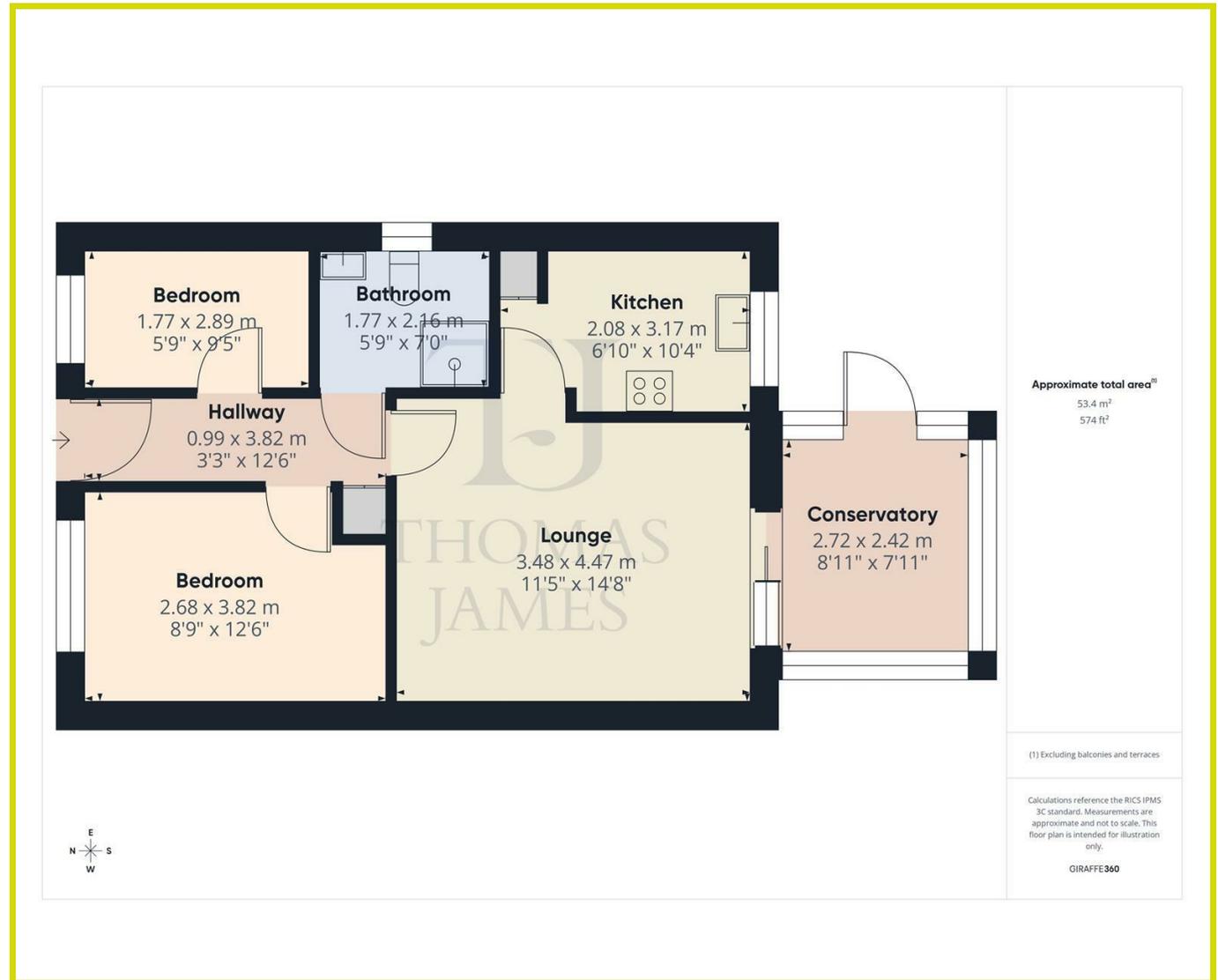
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MONEY LAUNDERING

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) 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			
		89	70
England & Wales		EU Directive 2002/91/EC	



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