



6 Musters Road,
Ruddington, NG11 6HT

TJ
THOMAS
JAMES

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd)

This end town house provides accommodation arranged over two floors including; an entrance hall, a living room, a breakfast kitchen, and a conservatory 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 gardens to the front and rear, and a garage in a block.

Situated in the heart of the highly regarded south Nottinghamshire village of Ruddington, the property overlooks local allotments at the front, and is within easy reach of excellent facilities in the village 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.

By Auction £235,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here the stairs rise to the first floor, there is a radiator, and a door into the lounge.

The lounge has a bay window to the front, a ceiling light point, a radiator, a gas fire set in a feature fireplace, a meter cupboard, and a sliding door leading into the breakfast kitchen.

Fitted with wall, drawer and base units, the breakfast kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a cooker. There is a space for dining, a window to the rear, an extractor fan, a ceiling light point, recently fitted vinyl floor covering, and a sliding door to the conservatory.

The conservatory has a dwarf wall, a radiator, tiled flooring, and a door opening to the rear garden.

On reaching the first floor, the landing has a window to the side, an airing cupboard housing the gas boiler, and doors opening into the bathroom and all three bedrooms.

The bathroom has a bath with a mixer tap and shower attachment over, a wash hand basin and a wc. There is a window to the rear, a ceiling light point, and tiled flooring.

Bedroom one has a window to the front, a radiator, and a ceiling light point.

Bedroom two has a window to the rear, a radiator, a ceiling light point and wall light points, and a range of built in wardrobes.

Bedroom three has a window to the front, a radiator, a ceiling light point, coving, and over stairs storage cupboards.

OUTSIDE

At the front of the property, there is a garden area, and a pathway to the entrance door.

The low maintenance rear garden includes a patio seating area, and mature shrubs and trees. There is a timber storage shed, and a gate opening to the side.

A GARAGE is located in a block, to the side of the property.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

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.

AUCTION NOTES

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If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

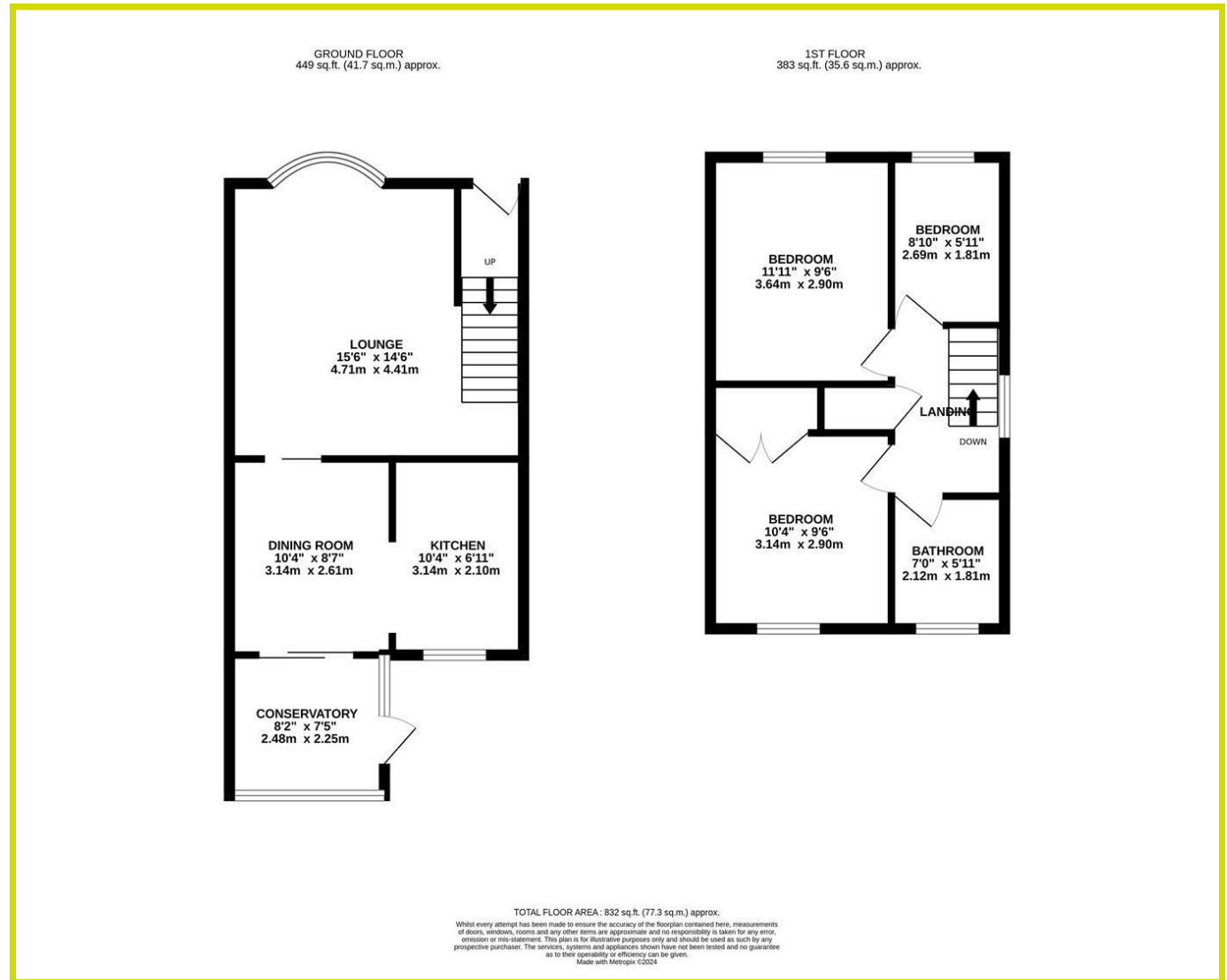
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MONEY LAUNDERING

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		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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