



3A Asher Lane,  
Ruddington, NG11 6HS



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This semi detached home provides accommodation arranged over two floors which includes an entrance hall, living room and dining kitchen to the ground floor, with the first floor landing giving access to two bedrooms and the bathroom.

Benefiting from double glazing and gas central heating, the property has enclosed gardens to the rear, further gardens to the front, plus a detached garage (located in a block to the rear) and parking space.

Situated in the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, a doctors surgery, restaurants, schools and a country park. Main road routes and transport links provide access to neighbouring villages and Nottingham city centre.

£235,000







### Directions

Asher Lane can be located off The Green, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Canopied Entrance Porch

With an:-

#### Entrance Door

Giving access to the:-

#### Entrance Hall

Double glazed window to the side elevation, radiator, laminate flooring, stairs off to the first floor, built in storage cupboard, glazed panelled door to the:-

#### Living Room

Double glazed bay window to the front elevation, coal effect gas fire with a marble effect backplate and wooden surround, laminate flooring, radiator, glazed panelled door opening to the:-

#### Dining Kitchen

Fitted with a range of wall, drawer and base units, tiling to the splash backs, roll edge work surfaces, inset single drainer sink unit with a mixer tap over, space and plumbing for a washing machine, recess for a fridge/freezer, built in electric oven and a four ring gas hob with an extractor hood over.

Two double glazed windows to the rear elevation, cupboard housing the central heating boiler, radiator, laminate flooring, opaque glazed door leading out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Double glazed window to the side elevation, loft access hatch, airing cupboard with shelving, doors into two bedrooms and the bathroom.

#### Bedroom One

Double glazed window to the front elevation, radiator, built in mirrored sliding door wardrobes, further built in storage cupboard.

#### Bedroom Two

Double glazed window to the rear elevation, radiator.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with an electric shower over, a low flush wc, and a pedestal wash hand basin.

Double glazed window to the rear elevation, tiling to the splash backs, radiator.

### OUTSIDE

To the front of the property there is a lawned garden with planted shrub borders and a paved pathway leading to the entrance door.

The rear garden has a paved patio seating area with a pathway leading to the shaped lawn and planted shrub beds beyond. Timber fence enclosed, the garden has gated access to the front, and gated access to the rear (leading to the garage).

### Detached Garage

Located in a block at the rear of the property. With an up and over door, power and lighting connected, and one parking space to the front.

### 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.

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

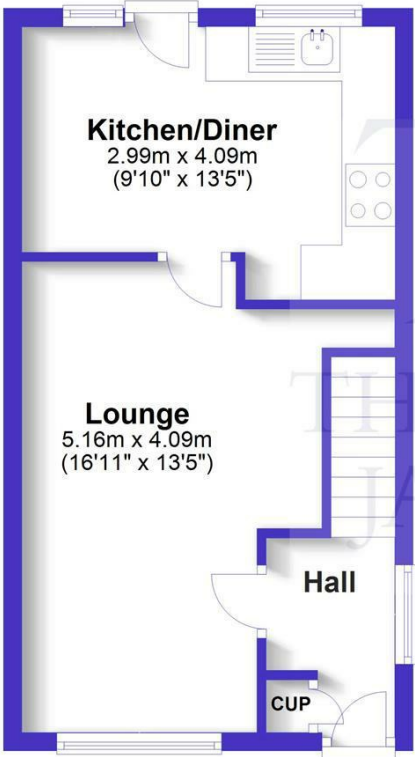
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</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		
EU Directive 2002/91/EC		
England & Wales		

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

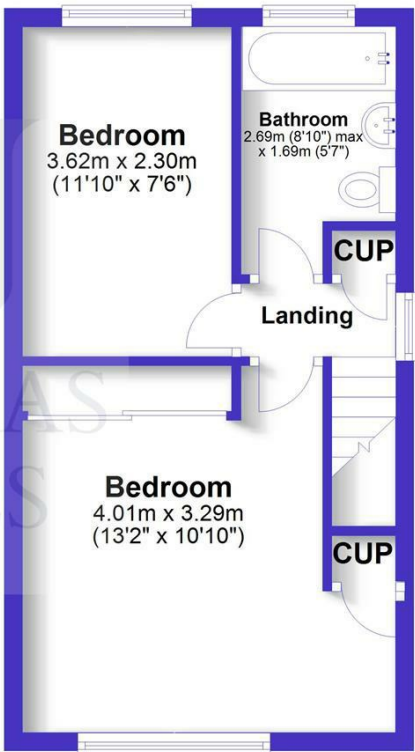
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)

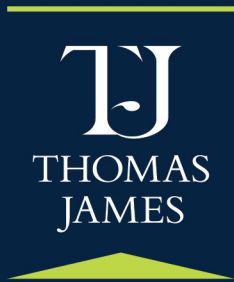


First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)



Thomas James Estate Agents  
20 High Street, Ruddington,  
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660  
Email: ruddington@tjea.com  
Web: www.tjea.com

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