



55 Barleylands,
Ruddington, NG11 6JG

TJ
THOMAS
JAMES

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GUIDE PRICE: £265,000 - £275,000

This spacious mid town house provides accommodation arranged over two floors comprising an entrance hall, a dual aspect lounge/dining room, and a breakfast kitchen on the ground floor, with the first floor landing giving access to three double bedrooms and the family bathroom.

Benefiting from double glazing and gas central heating, the property has an enclosed garden to the rear, and a good size tarmac driveway at the front providing off road parking for a number of vehicles.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent local facilities including shops, schools, restaurants, a doctors surgery and country park. Main road routes gives easy access to Nottingham City Centre.

Viewing highly recommended.

Guide Price £265,000





Directions

Barleylands can be located off Asher Lane from The Green, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With glazed panels to both sides opens to the:-

Entrance Hall

Built in storage cupboards, stairs off to the first floor, under stairs storage cupboard, laminate flooring, radiator, door to the:-

Breakfast Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, inset one and a half bowl sink unit with a mixer tap over, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for an American style fridge/freezer, built in electric oven, and a four ring gas hob and a stainless steel canopy style extractor hood over.

Double glazed window to the rear elevation, radiator, Karndean flooring, door opening to the:-

Lounge / Dining Room

A dual aspect room with double glazed windows to the front and rear elevations, two radiators, Oak flooring, and a double glazed door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light point, shelved cupboard housing the central heating boiler, further shelved cupboard housing the hot water cylinder, doors into three bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, a range of built in wardrobes with mirrored sliding doors, radiator.

Bedroom Two

Double glazed window to the front elevation, radiator, shelved storage cupboard.

Bedroom Three

Double glazed window to the rear elevation, radiator.



Bathroom

Fitted with a three piece suite comprising a low flush wc, a wash hand basin incorporated in a vanity unit, and a panelled bath with a mixer tap, an electric shower and a glazed screen over.

Double glazed window to the rear elevation, ceiling light point, tiling to the splash backs and walls, tiled flooring, heated towel rail.

OUTSIDE

To the front of the property there is gated access to the good size tarmac driveway which provides off road parking for a number of vehicles. A pathway leads to the entrance door.

The low maintenance rear garden includes a large decked seating area, and a patio area. There is a timber storage shed, and gated access to a utility pathway.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

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.

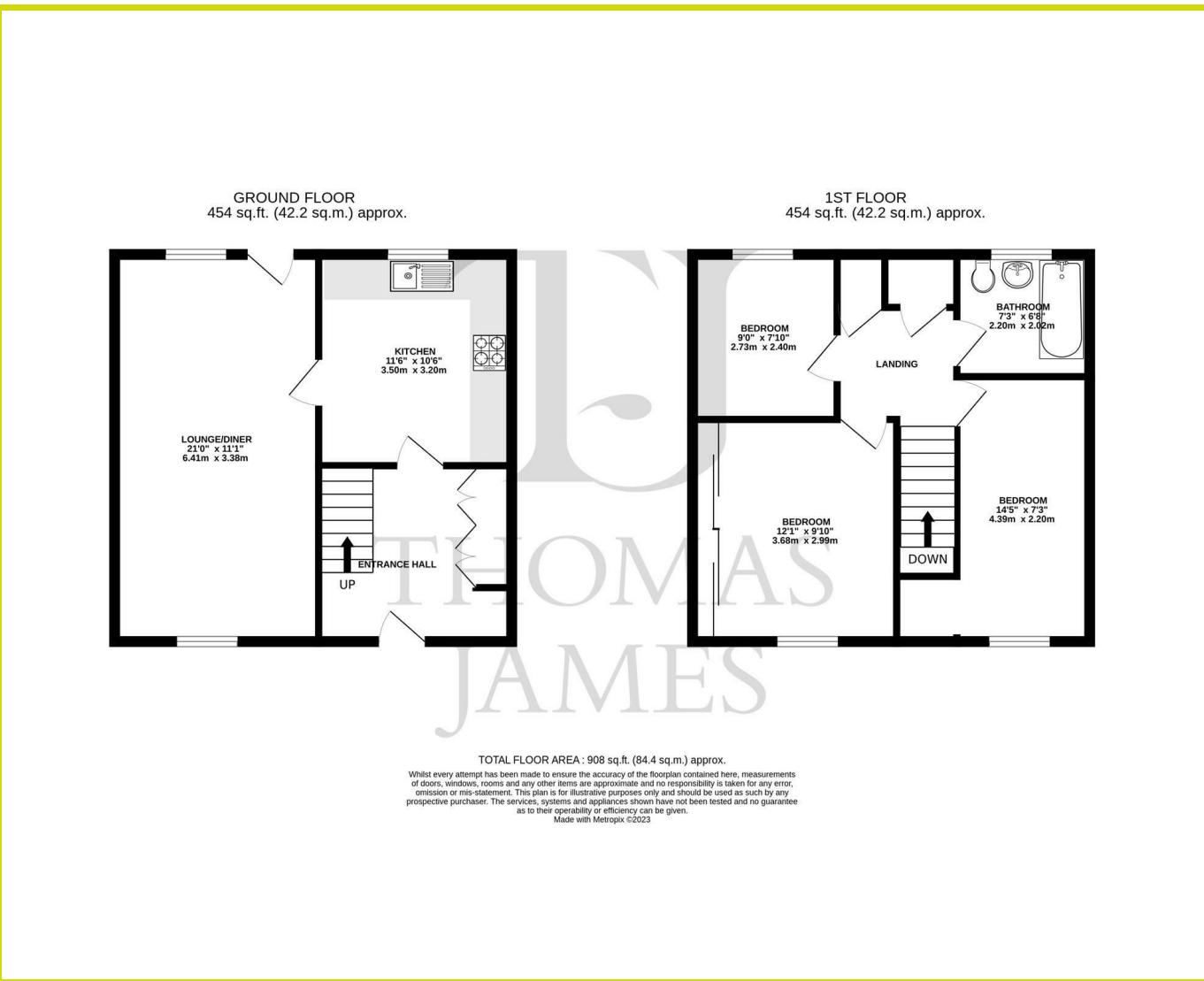
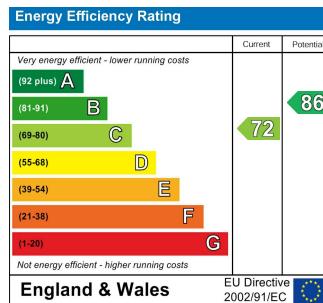


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MONEY LAUNDERING

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