



12 St Peters Crescent,
Ruddington, NG11 6HG

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Enjoying a highly desirable and convenient location, within walking distance of a wealth of facilities in the well served South Nottinghamshire village of Ruddington, this semi detached home offers well presented and proportioned accommodation.

The accommodation is arranged over two floors and includes an entrance hallway, cloakroom, living room, dining room and breakfast kitchen to the ground floor, with the first floor landing giving access to three bedrooms and a fitted family bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to the front and rear, off road parking and a detached garage.

Viewing is recommended.

Offers Over £245,000





Directions

St Peters Crescent can be located off Shaw Street, from Church Street, Ruddington.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Giving access into:-

Entrance Hallway

Under-stairs storage cupboard, wooden flooring, radiator, centre ceiling light point, doors giving access into the lounge, and the:-

Cloakroom

Space for hanging coats, a shaped window, and shelving.

Lounge

UPVC double glazed window to the front elevation, feature electric fire with surround, wooden flooring, coving to ceiling, two wall lights, centre ceiling light point, radiator, doors into:-

Breakfast Kitchen

Fitted with a range of wall, drawer and base units with roll edge work surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, built-in gas hob with an extractor fan over and stainless steel splashback, built-in electric oven and grill, space for an under counter fridge and freezer.

UPVC double glazed window to the rear elevation, wooden flooring, ceiling spotlights, walk-in pantry (with shelving and window to the side elevation, continuation of the wooden flooring). door into:-

Dining Room/Sitting Room

Recently extended and currently used as a sitting room, two Velux windows to the rear pitch, ceiling light point, coving to ceiling, ceiling spotlights, wooden flooring, radiator, door opening out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, doors giving access to three bedrooms and a family bathroom.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, cupboard housing the central heating BAXI boiler, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, shelving, ceiling light point, radiator.

Family Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with an electric shower and glazed screen over, a wash hand basin and a low level flush w/c.

Two UPVC double glazed windows to the side elevation, tiling to floor, heated towel rail, loft access hatch to the loft space above.

OUTSIDE

To the front of the property there is a driveway providing off road parking for upto three vehicles, gates giving access to the GARAGE at the rear of the property. There is also a garden with shrub borders and a canopied porch to the front of the property.

The fully enclosed rear garden is low maintenance and includes a gravelled area with outside lighting and tap.

Garage

Used for storage.

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

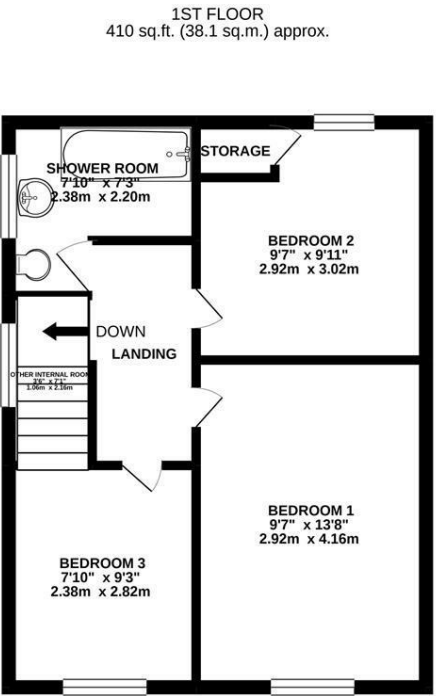
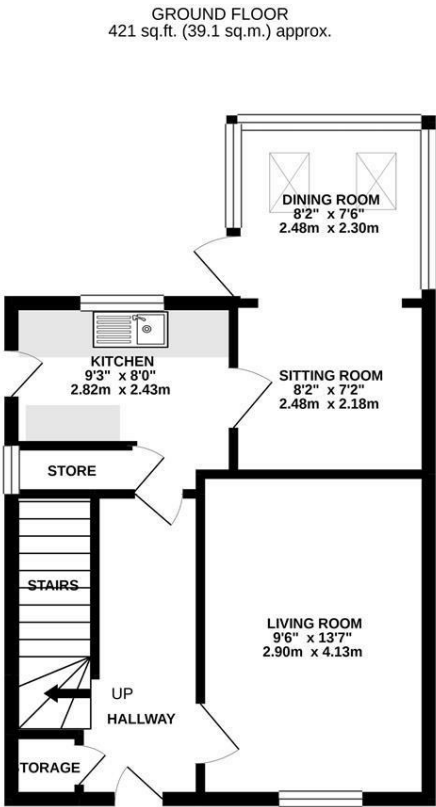
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MONEY LAUNDERING

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 | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 54 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

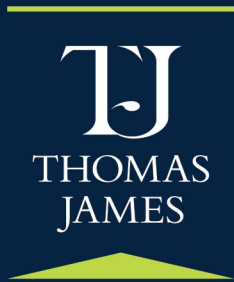
| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 52 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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