



1 Flagholme,
Cotgrave, NG12 3PE

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Offered to the market with no upward chain, this semi detached property will make an ideal family home.

The property provides spacious accommodation arranged over two floors including an entrance porch, an entrance hall, a living room, and a kitchen/diner on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating (some work required to the existing boiler) with a NEST heating control, the property has a privately enclosed south west facing garden to the rear, and a block paved driveway at the front (with an electric vehicle charging point), providing off road parking.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

£210,000





ACCOMMODATION

UPVC double glazed French doors at the front of the property open to the entrance porch. From here, there is open access to the entrance hall.

The entrance hall has an under stairs storage cupboard, stairs rising to the first floor, and gives access to the living room, and the kitchen/diner.

Overlooking the front, the living room has a feature open fireplace with a wooden surround.

The kitchen/diner is fitted with a range of Shaker style wall, drawer and base units, and a central island unit. There is space and plumbing for both a washing machine and a dishwasher, space for an under counter fridge and a slim wine cooler, plus an integrated electric oven and hob. The Main combination boiler is housed in the kitchen, there are windows overlooking the rear garden and the side, and a UPVC glass panelled door opening to the garden.

On reaching the first floor, the landing has a loft access hatch (to the fully insulated loft space above), and gives access into two double bedrooms, a single bedroom, and the family bathroom, which is fitted with a three piece suite in white.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to two vehicles. There is access to the entrance door, outside lighting and electrical point, and timber gated access to the side and rear.

The south west facing rear garden includes a decked seating area, and a lawned area. Timber fence enclosed, the garden houses a timber storage shed, and a brick built coal house/store.

Agent Note

Interested parties must note that this property is SOLD AS SEEN.

We have been made aware of a historical leak from the bathroom to the kitchen, which has resulted in the need for the kitchen ceiling to be repaired.

Work is also required to the central heating system.

No works will be undertaken by the vendor, and the property has been priced to reflect the works required.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 1,627.45

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.



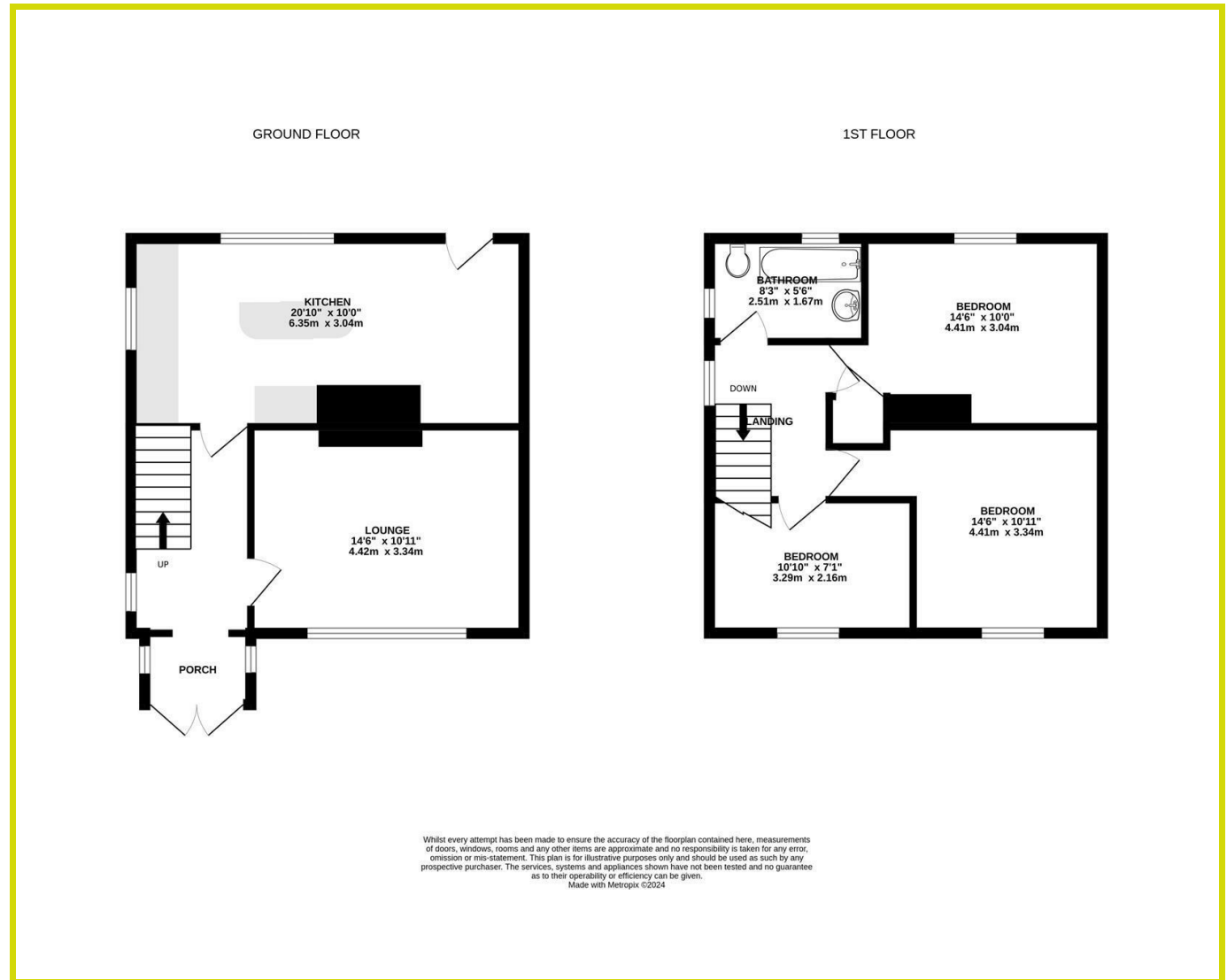
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MONEY LAUNDERING

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			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(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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