



8 Flagholme,
Cotgrave, NG12 3PE

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Thomas James are delighted to offer this semi detached family home to the market.

The property provides accommodation arranged over two floors including, an entrance hallway, a living room, a dining kitchen, and a utility room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has also been recently rewired.

Occupying a larger than average plot, the property has an east facing garden to the rear, and a block paved hard standing area at the front.

Situated on a popular cul-de-sac, in the 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.

Early viewing is highly recommended.

£210,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. From here, the stairs rise to the first floor, there is an open storage area beneath the stairs, and doors opening to the living room and the dining kitchen.

Overlooking the front, the living room has white slatted blinds to the window, and a feature electric stove set in a white surround.

Fitted with a matching range of wall, drawer and base units in white, with roll edge work surfaces over, the dining kitchen has space for a fridge/freezer, and integrated appliances including a slimline dishwasher, a fan oven, and a gas hob with a stainless steel extractor hood over. There are windows to the side and rear, and a door into the utility room.

The utility room has space and plumbing for a washing, space for a dryer, and a UPVC door with a glazed panel, opening to the garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), and doors into two double bedrooms, a single bedroom, (two bedrooms with the white slatted blinds to the windows, and one with a store cupboard, and also housing the Baxi combination boiler), plus the family bathroom, which has recently been refitted with a bath with two shower heads over, a wash hand basin, and a low flush wc.



OUTSIDE

At the front of the property there is a block paved hardstanding area (currently no dropped kerb). There is gated access to the side and rear.

The good size east facing rear garden includes a decked seating area, a lawned area, and established shrubs and trees. Timber fence enclosed, the garden has an external tap and light, and houses a brick outstore.

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.

DISCLAIMER NOTES

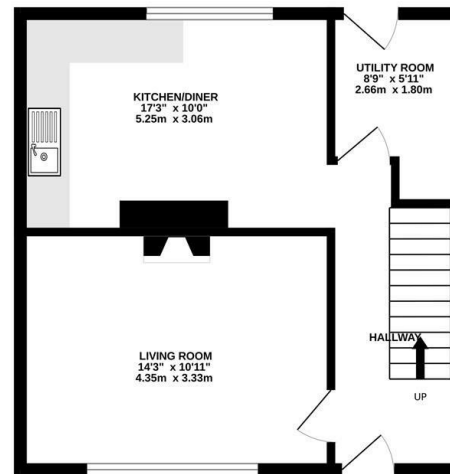
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MONEY LAUNDERING

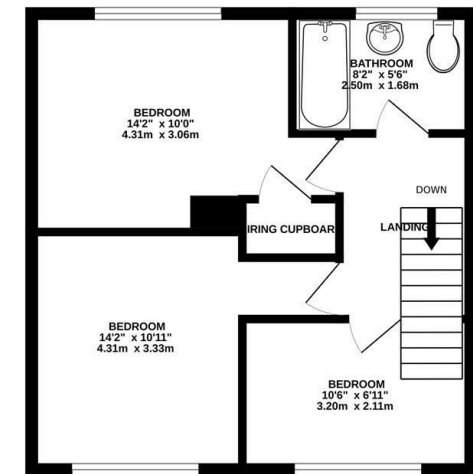
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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