



9 Avondale,  
Cotgrave, NG12 3LR

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This semi detached family home provides spacious accommodation arranged over two floors including: an entrance hall, a living room, a dining kitchen, and a garden room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the fitted bathroom.

Benefiting from gas central heating and (majority) UPVC double glazing, the property has a low maintenance garden to the rear, plus block a paved driveway at the front providing off road parking for a number of vehicles.

Centrally located in the popular village of Cotgrave, the property is within easy reach of an extensive range of local facilities including an outstanding primary school, 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.

Offered to the market with no upward chain. Viewing is recommended.

**£200,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there are doors opening to the living room, and the dining kitchen.

Overlooking the front, the bright living room has an electric fire with a wooden surround.

Fitted with a range of wall, drawer and base units in cream, with roll edge work surfaces, the dining kitchen has space and plumbing for a washing machine, space for other appliances, plus a built in electric oven, with a hob and a stainless steel extractor hood over. The wall mounted combination boiler is housed in a cupboard here. Sliding patio doors open to the garden room, from the dining kitchen.

The garden room has a storage cupboard, single glazed windows overlooking the garden, and a wooden door opening out.

On reaching the first floor, the landing has a loft access hatch, and doors opening to two double bedrooms and a single bedroom (one bedroom with a storage cupboard), along with the bathroom, which is fully tiled and fitted a three piece suite.

## OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. There is access to the entrance door, and a pathway leading to the side and rear.

At the rear of the property, the low maintenance east facing garden, is laid to paving. Double gates at the rear of the garden could allow for additional off road parking in this area.

## 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.



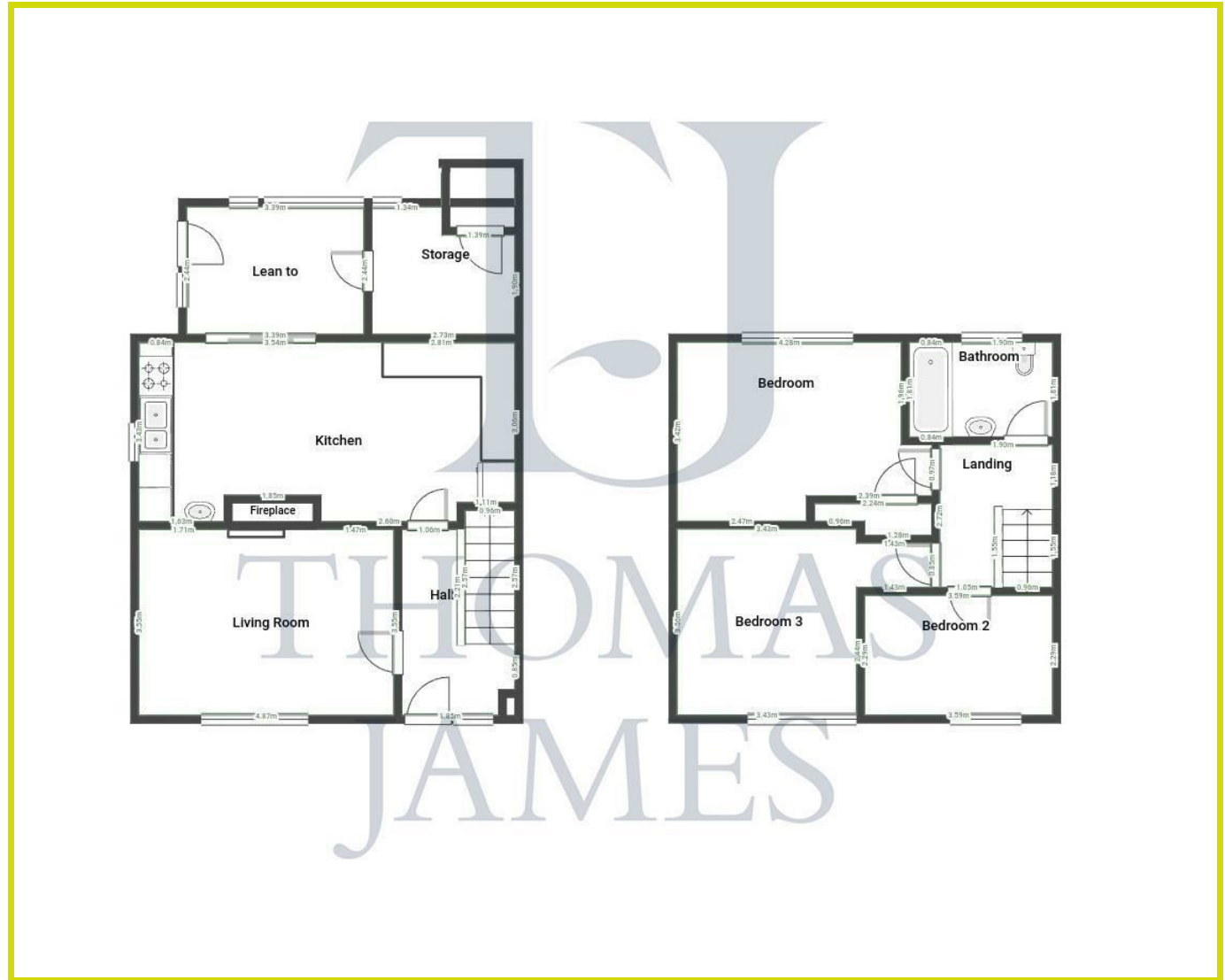
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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**TJ**  
THOMAS  
JAMES

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