



10 Warwick Gardens,
Cotgrave, NG12 3LJ

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** Offered to the market with 100% or 50% ownership purchase options (fixed prices)**

This semi detached home provides accommodation arranged over two floors including; an entrance hall, and a living room opening to a kitchen/diner on the ground floor, with the first floor landing giving access to two double bedrooms, one single bedroom, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has gardens to both the front and rear, and an allocated car parking space for one vehicle.

Situated in a pleasant position, backing onto local woodland at the rear, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an excellent range of facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

£195,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, there are stairs rising to the first floor, and a door into the living room.

The bright living room has a window to the front (with fitted blinds), an under stairs storage cupboard, and open access to the kitchen/diner.

Fitted with a contemporary range of matching wall, drawer and base units, with square edge work surfaces, the kitchen/diner has a sink unit with a mixer tap over, and integrated appliances including a washing machine, a dishwasher, an electric oven, and an electric hob with an extractor hood over. (The existing fridge/freezer will also be included in the sale). There is a window to the rear, and French doors opening to the garden.

On reaching the first floor, the landing has a window to the side, and doors into the three bedrooms (one with fitted wardrobes with mirrored sliding doors, one with an over stairs wardrobe with mirrored front), and the family bathroom. The family bathroom is fitted with a bath with a shower over, a pedestal wash hand basin, and a wc.

OUTSIDE

At the front of the property, there is a lawned garden, and a pathway to the entrance door.

The rear garden includes a large patio seating area, and a lawned area. Timber fence enclosed, garden backs directly onto local woodland. There is an external tap, and a secure gate to the side.

There is an allocated car parking space for one vehicle, in a parking area.

Ownership Options

The property can be purchased with 100% ownership of the freehold, or on a 50% ownership basis.

This 50% ownership option, at £97,500, is offered through Platform Housing. (With a rental figure paid for the 50% share). Applicants for this option must be approved by Platform Housing, for affordability.

More information to follow.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

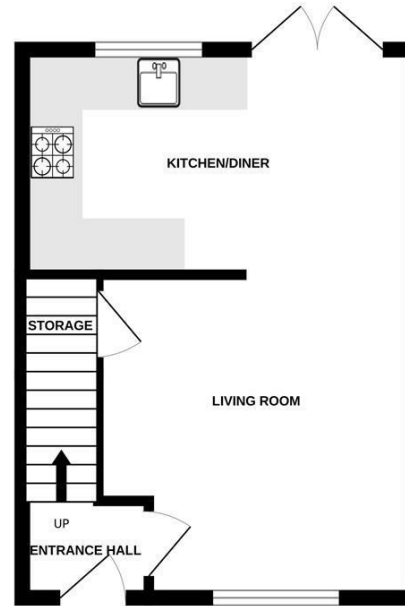
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MONEY LAUNDERING

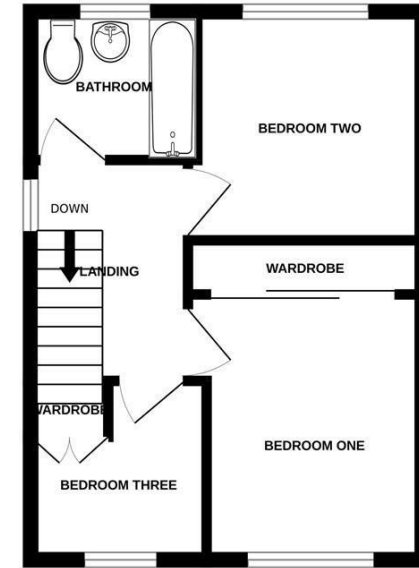
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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			91
(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	

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

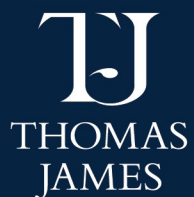


1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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