



89 Woodview,
Cotgrave, NG12 3PH

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This semi detached home is offered to the market with no upward chain, and in need of modernisation throughout. There is much scope to create a family home, in a sought after area.

The property provides spacious accommodation arranged over two floors including; an entrance hall, a dual aspect living room, a kitchen, a utility space, and a conservatory on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, the bathroom, and a separate wc.

Benefiting from a security alarm, gas central heating, and aluminium framed double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a block paved driveway providing off road parking for one vehicle.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent local 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, a country park, and a golf course. There are excellent transport links (with a bus stop within walking distance), and main road routes to Nottingham and Leicester.

£185,000





ACCOMMODATION

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

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a sink and drainer unit, and a saloon style door into the utility space. The utility space has a full height storage cupboard, and houses the Ideal combination boiler.

The dual aspect living room has a window to the front, a gas fire, and sliding patio doors opening to the the conservatory.

Of UPVC construction, the conservatory has a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, and doors into two double bedrooms, a single bedroom, the bathroom, and a separate wc.

OUTSIDE

Wrought iron double gates at the front of the property give access to the block paved driveway, which provides off road parking for one vehicle. There is also a wrought iron pedestrian gate which opens to the pathway leading to the entrance door. The adjacent garden is laid to shrub beds, has a timber fenced boundary, and a pathway leading to the side and rear of the property.

The east facing rear garden includes; a patio seating area, an artificial lawn, and pebbled beds with planted shrubs. Timber fence enclosed, the garden houses a timber shed and a brick coal store.

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 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.

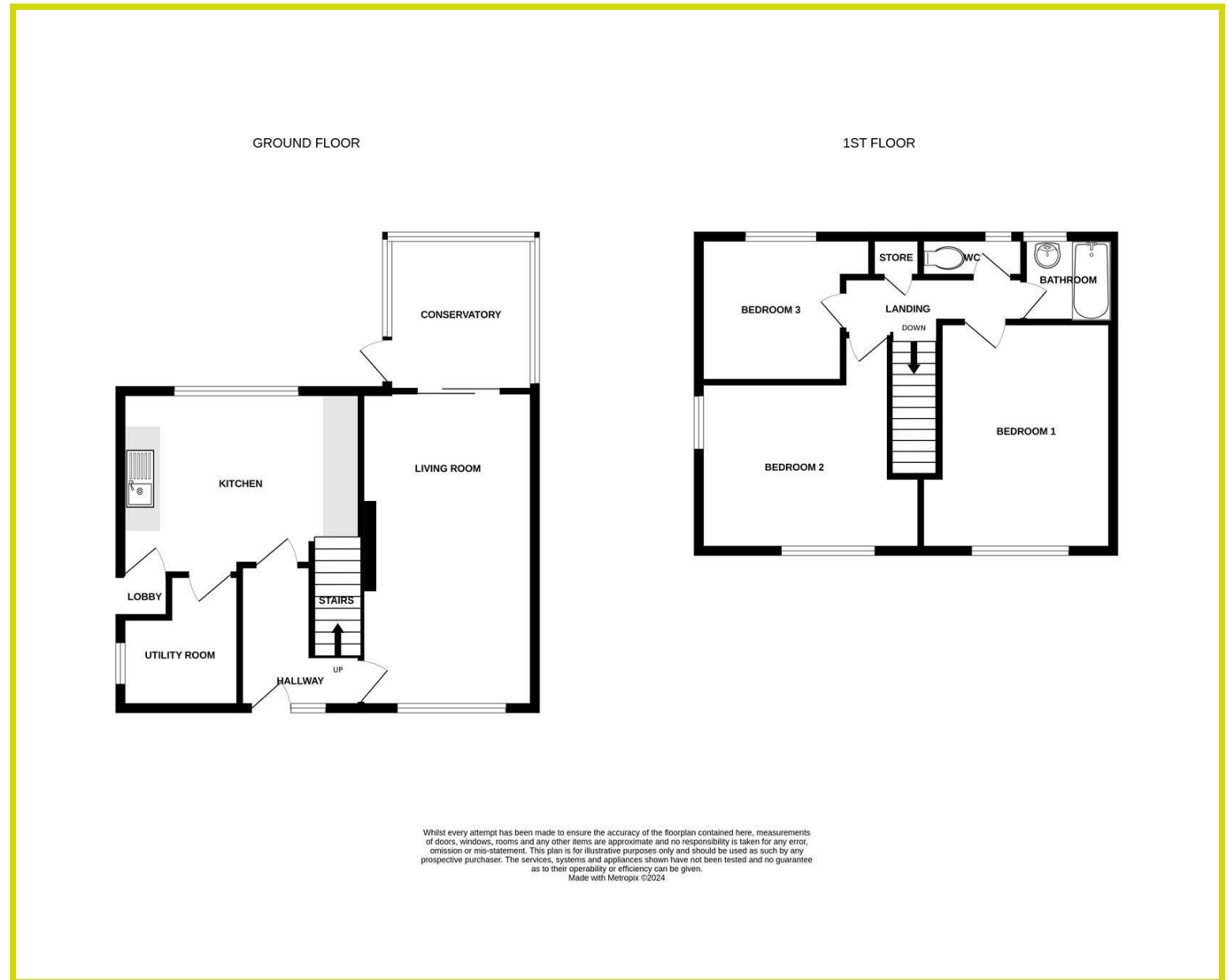
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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