



1 Eastwold,
Cotgrave, NG12 3NQ

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this semi detached family home occupies a good size plot, and is in need of some modernisation internally.

The property provides spacious accommodation arranged over two floors including; an entrance hall, a living room, a fitted dining kitchen, and an extended store room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a fitted bathroom.

Benefiting from gas central heating (with a back boiler), and aluminium framed double glazed windows, the property also has leased solar panels. There are gardens to the front and rear, plus a driveway and detached single garage providing off road parking for a number of vehicles at the side.

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, and main road routes to Nottingham and Leicester.

£185,000





ACCOMMODATION

The aluminium framed entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage area, and glass panelled doors opening to the living room and the dining kitchen.

The living room has a window to the front, and a gas fire with a back boiler, set in a marble effect surround.

Fitted with a range of wood effect wall, drawer and base units, the dining kitchen has a breakfast bar area, space and plumbing for a washing machine, space for under counter appliances, plus an electric oven, and a gas hob with a stainless steel extractor hood over. There are windows to the side and rear, and a door into an extended store room, which has a window overlooking the garden, and a door leading out.

On reaching the first floor, the landing has doors into two double bedrooms (both with fitted bedroom furniture, and one with an airing cupboard housing the hot water cylinder), a single bedroom, and the family bathroom.

The family bathroom is fitted with a three piece suite in white comprising; a wash hand basin, a wc, and a bath with an electric shower over.

OUTSIDE

To the front of the property there is a lawned garden, with a central shrub, a well maintained hedged boundary, and a pathway to the entrance door.

The driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door). There is a further hard standing area, and gated pedestrian access to the rear garden.

At the rear of the property, the garden includes a patio seating area, a lawned area, and shrub borders. Timber fence enclosed, the garden has an external tap and external lighting, and houses a brick outstore, two timber storage sheds, and a greenhouse.

Leased Solar Panels

We are advised that the solar panels at the property, are leased through "A Shade Greener".

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

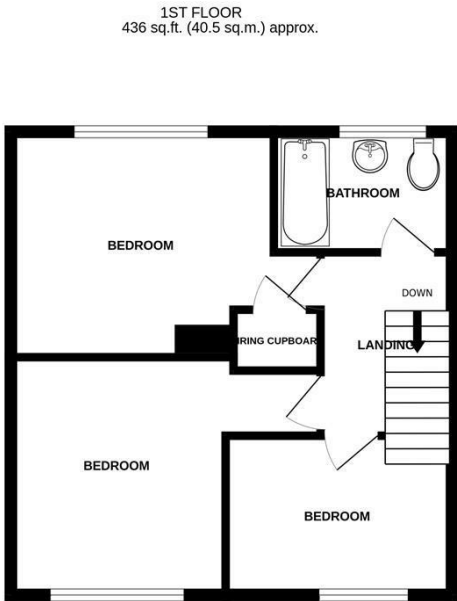
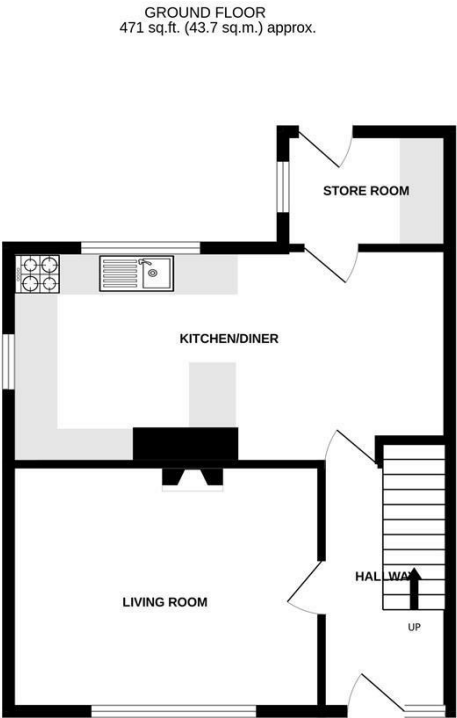
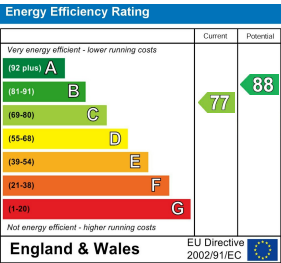
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TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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