



**Woodview, Cotgrave Nottingham NG12 3PG**

**welcome to**

**Woodview, Cotgrave Nottingham**

William H Brown have pleasure in offering this spacious, three-bedroom end-terraced house, situated in the ever-popular village of Cotgrave.  
INTERNAL VIEWING ESSENTIAL!



**Entrance Hall**

Door to front aspect, radiator, door to living room and kitchen

**Living Room**

12' 5" x 11' 6" ( 3.78m x 3.51m )

window to front aspect, television point, radiator

**Kitchen/Diner**

18' 8" x 9' 10" ( 5.69m x 3.00m )

fitted kitchen with wall and base units, electric oven with gas hob, stainless steel sink, tiled splashbacks, window and door to rear aspect.

**Landing**

Stairs from entrance hall, doors to all bedrooms and bathroom

**Bedroom One**

13' 1" x 10' 5" ( 3.99m x 3.17m )

window to front aspect, radiator

**Bedroom Two**

10' 5" x 10' 5" ( 3.17m x 3.17m )

window to rear aspect, radiator

**Bedroom Three**

9' x 8' 2" ( 2.74m x 2.49m )

Window to front aspect, radiator

**Bathroom**

Mid level WC, wash hand basin, shower cubicle, fully tiled walls, tiled flooring, window to rear and side aspect

**Garden**

A fully enclosed rear garden, predominantly laid to lawn



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welcome to

## Woodview, Cotgrave Nottingham

- Three-bedroom house
- Large Living Room
- Front and rear garden
- CHAIN FREE
- Popular Location

Tenure: Freehold EPC Rating: C

offers in excess of

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103387 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



Rossell House 13 Tudor Square, West  
Bridgford, NOTTINGHAM, Nottinghamshire,



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**