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&L

24 Gripps Common

Cotgrave | NG12 3TF | Guide Price £260,000

ROYSTON  
& LUND



- Semi-Detached Home on a Corner Plot
- Lounge & Kitchen/Diner
- South Facing Rear Garden
- Close To Local Amenities
- EPC Rating D Council Tax Band C
- Off Street Parking for Two Vehicles + Single Garage
- Three Piece Bathroom
- Immaculately Presented Throughout
- Freehold
- Guide Price £260,000 - £275,000







**\*\*GUIDE PRICE £260,000 - £275,000\*\***

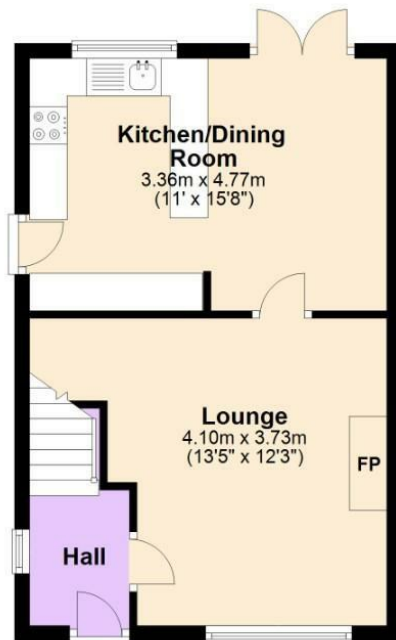
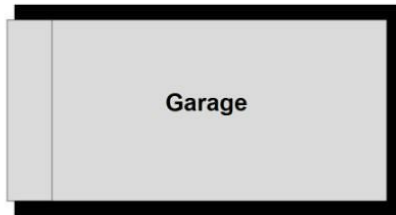
Royston and Lund are pleased to bring to the market this well positioned three bedroom semi-detached home in Cotgrave. The property benefits from off street parking towards the rear of the plot for two vehicles, as well as a single garage. Situated on a corner plot with a wrap around garden and one of the biggest plots on the road for this type of property.



Entering into the hallway there is access into the lounge that benefits from a feature fireplace. Towards the rear there is a kitchen diner that benefits from a range of fully integrated appliances including a fridge freezer, oven, hob, extractor fan and space for a freestanding washing machine. To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. All three bedrooms benefit from wardrobes. Outside there is a wrap around garden with patio areas, lawn, mature shrubs, trees and fenced boundaries.

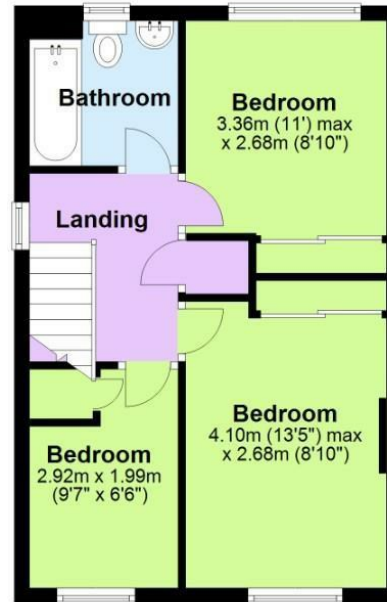
### Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**