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& L

14 Bluebell Avenue

Cotgrave | NG12 3SS | Price £320,000

ROYSTON  
& LUND



- Semi-Detached Townhouse
- Located In Hollygate Park, Cotgrave
- Modern Kitchen
- Tandem Driveway
- Freehold - EPC Rating B
- 3/4 Bedrooms
- Amenities Nearby
- Enclosed Garden
- Garage
- Council Tax Band C





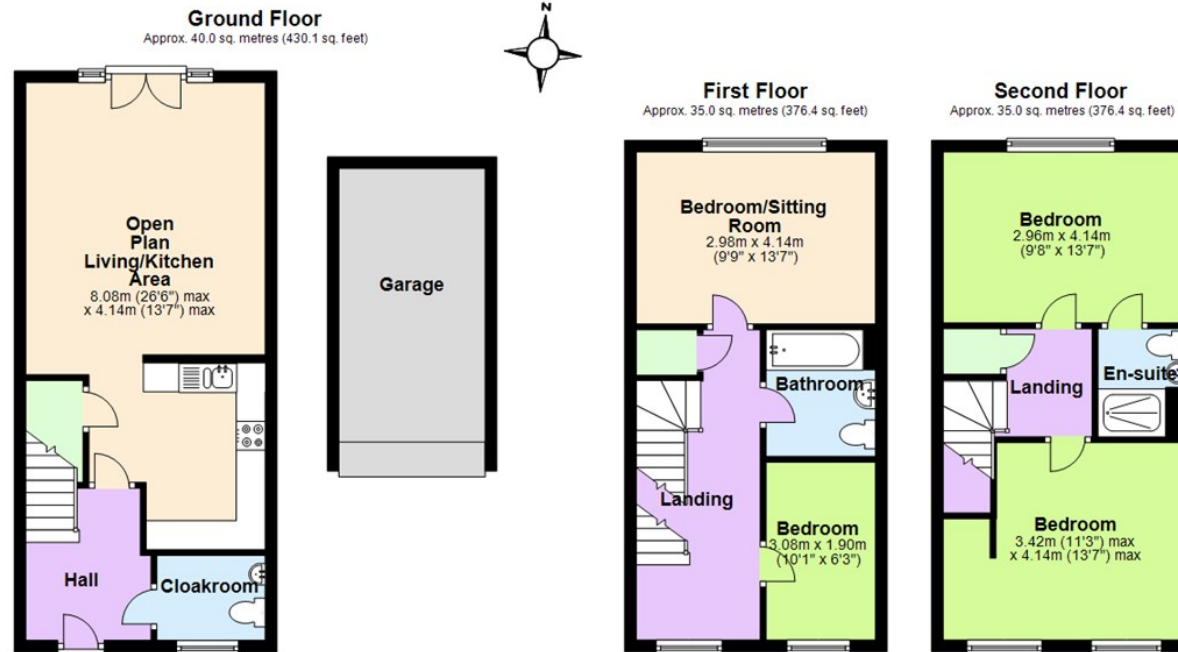


Royston & Lund are pleased to present this residence which offers generously proportioned living spaces spread over three floors. Conveniently situated, this home provides easy access to a plethora of amenities including schools, shops, places of worship, a leisure center, state-of-the-art medical facilities, and a library hub. Major road networks facilitate effortless travel to Nottingham, Leicester, and Grantham.



The ground floor features an entrance hall, a generously sized living/dining kitchen, and a convenient WC. On the first floor, you'll find a cosy sitting room or optional third bedroom, a fourth bedroom, and a bathroom. The second floor houses the principle suite with an en-suite shower room/WC, along with a second bedroom.

Equipped with gas central heating, UPVC double glazed windows, and Virgin Fibre Optic connectivity, this property boasts ample enclosed gardens at the rear as well as a tandem driveway and garage for multiple vehicles.



Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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