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&L

19 Gripps Common

Cotgrave | NG12 3TF | Asking Price £225,000

ROYSTON  
& LUND

- Semi-Detached Home
- No Upward Chain
- Landscaped Garden With Home Office
- Close To Local Amenities
- EPC Rating C
- Two Double Bedrooms
- Ideal First Home
- Ample Off Street Parking + Garage
- Freehold
- Council Tax Band B





Royston and Lund are delighted to market this well presented two bedroom semi-detached property on a quiet cul-sac in Cotgrave within easy reach of a wide range of local amenities, offered to the market with no onward chain.

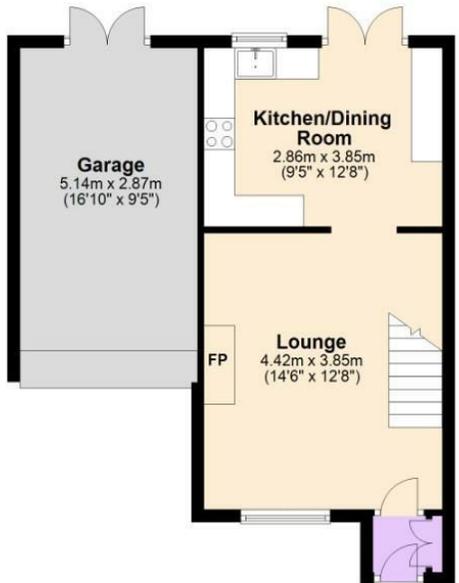
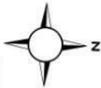
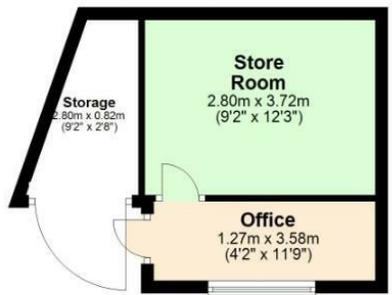
A driveway to the front provides ample off street parking leading to a single garage which benefits from an up-and-over door to the front and French doors with floor-to-ceiling glazed side panels to the rear giving access to the garden.



The accommodation itself comprises an entrance hall, lounge and a kitchen diner with an integrated oven, hob and extractor fan with space for further freestanding appliances on the ground floor. To the first floor there are two well proportioned double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The current owner is willing to include appliances and furnishings as part of the sale, dependant on offer.

At the rear of the property there is a low maintenance garden accessed via the kitchen/diner or through the garage which is mainly paved forming two patio areas complemented with areas of, artificial turf and planters. At the top of the garden is a wonderfully versatile home office space which offers flexibility for those looking to work or run a business from home. To the side of the office building is a useful enclosed storage area.

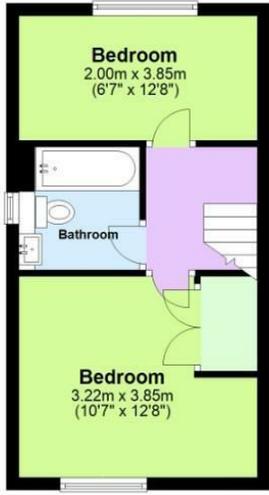
**Ground Floor**  
Main area: approx. 44.8 sq. metres (482.3 sq. feet)  
Plus outbuildings, approx. 19.3 sq. metres (208.0 sq. feet)



**Main area: Approx. 73.2 sq. metres (788.1 sq. feet)**  
Plus outbuildings, approx. 19.3 sq. metres (208.0 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.

**First Floor**  
Approx. 28.4 sq. metres (305.8 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

