



35 Gripps Common

Cotgrave | NG12 3TF | Asking Price £220,000

ROYSTON
& LUND

- Two Bedroom Semi-Detached
- End Of A Cul De Sac
- Close To Bus Stop
- Well Presented
- EPC Rating TBC
- Driveway For Two & Single Garage
- Ideal First Home
- Close To Local Amenities
- Freehold
- Council Tax Band B





Royston and Lund are pleased to bring to the market this well positioned two bedroom semi-detached home in Cotgrave. The property benefits from off street parking for two vehicles, as well as a single garage. Situated towards the end of a cul de sac, backing onto the local park, this home would make an ideal first home.

In brief there is an entrance hall that opens into the lounge and to the rear there is a kitchen diner that has an integrated oven, hob, extractor fan and french doors that open into the conservatory. To the first floor there are two bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. At the rear of the property there is an east facing landscaped garden with a patio area, lawn, mature shrubs and fenced boundaries.



Cotgrave has a town centre with several local shops, including convenience stores, a pharmacy, a post office, and independent retailers. There's also a large Sainsbury's supermarket, providing a wide range of grocery and household items. The town is served by Cotgrave Candleby Lane School, which provides primary education. For secondary education, students typically attend South Wolds Academy in nearby Keyworth or other schools in the surrounding area. Cotgrave is well-connected by road, with easy access to the A46 and A52, making it convenient for commuting to Nottingham, which is about 7 miles away. Bus services connect Cotgrave to Nottingham and other nearby towns.

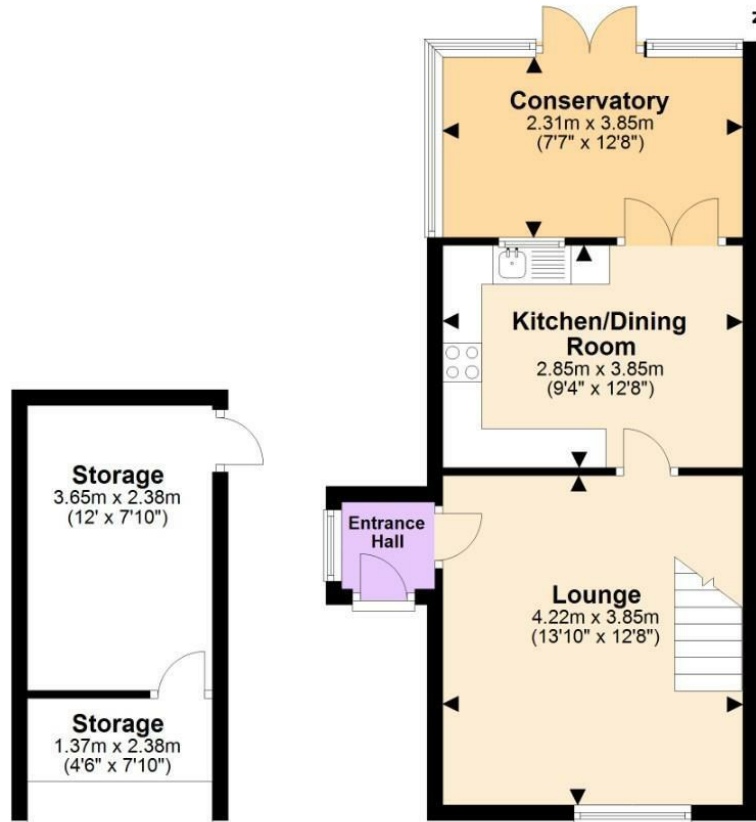


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor

Main area: approx. 38.3 sq. metres (412.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (130.9 sq. feet)



Main area: Approx. 65.9 sq. metres (709.7 sq. feet)

Plus garages, approx. 12.2 sq. metres (130.9 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.

First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



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.

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