



27 Maygreen Avenue,
Cotgrave, NG12 3SH

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****GUIDE PRICE £270,000 to £280,000****

Thomas James are delighted to offer this semi detached family home to the market.

The property provides accommodation arranged over two floors including; an entrance hallway, a fitted kitchen, a living room with French doors opening to the rear garden, plus a wc/cloaks on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), a single bedroom, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, air conditioning units (to the bedrooms and the living room), plus the remaining balance of the original NHBC warranty, the property has a privately enclosed garden to the rear, a low maintenance garden to the front, plus a tandem driveway at the side providing off road parking for up to two vehicles.

Situated on the sought after Barratts Hollygate Park development, on the edge of the south Nottinghamshire village Cotgrave, the property is within easy reach of the country park, and close to facilities in the village including; primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

Guide Price £270,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a large under stairs storage area, and doors opening into the fitted kitchen, the living room, and the ground floor wc/cloaks.

The fitted kitchen has a range of wall, drawer and base units in cream, roll edge work surfaces, and integrated appliances including: a washing machine, a fridge/freezer, a dishwasher, an electric fan oven, and a four ring gas hob. The Worcester Bosch combination boiler is housed in a cupboard here, and there is a window to the front.

Spanning the width of the property at the rear, the living room has media connection points, and French doors opening to the garden, with full height windows to both sides.

The ground floor wc/cloaks has a low flush wc, and a wash hand basin.

On reaching the first floor, the landing has a double airing cupboard housing the water cylinder, a further storage cupboard, a loft access hatch (giving access to the insulated loft space above), and doors opening into all three bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising; a bath with a mains fed shower and a glazed screen over, a pedestal wash hand basin, and a wc. There is a heated towel rail.

Bedroom one is double in size, overlooks the front, and has a useful over stairs storage cupboard, and a door to the en-suite shower room. The en-suite shower room has a double shower enclosure, a pedestal wash hand basin, and a wc.

Also double in size, bedroom two overlooks the rear.

Completing the accommodation, bedroom three is single in size, and overlooks the rear.

OUTSIDE

At the front of the property there is a low maintenance garden, laid to shrub beds. A pathway leads to the canopied entrance door (with porch light).

The tandem driveway at the side provides off road parking for up to two vehicles. A timber gate gives access to the rear garden.

The south east facing rear garden includes a patio seating area, and a lawned area. Privately enclosed by timber screen fencing, the garden houses an external storage shed.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £180.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

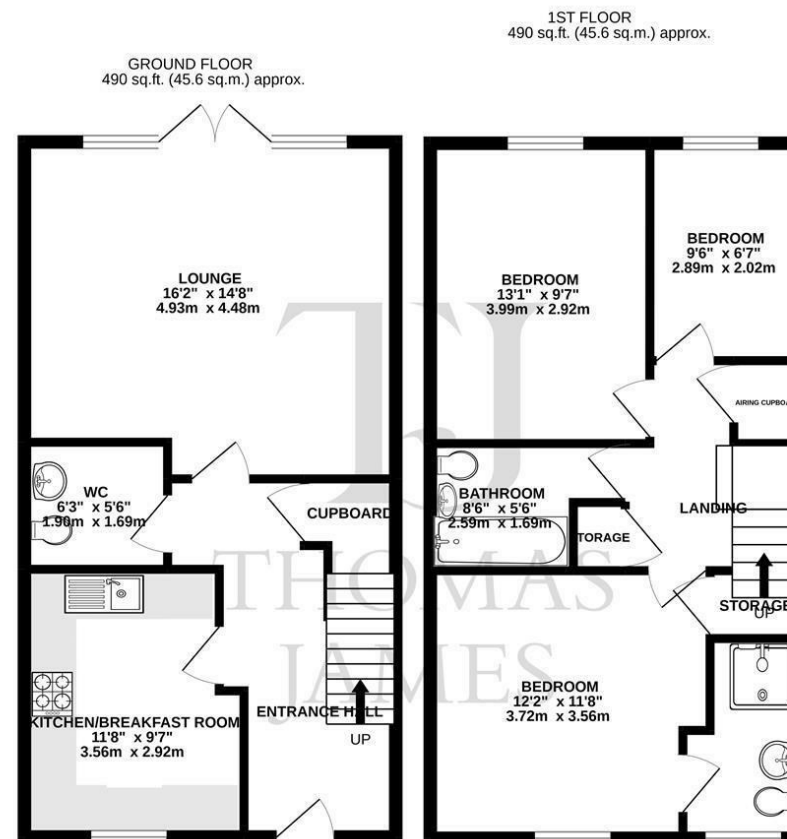
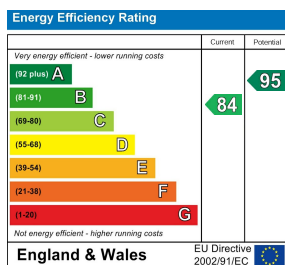
Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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