



TJ

22 Rowan Close,  
Nottingham, NG12 3SW

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THOMAS  
JAMES

# 22 Rowan Close, Nottingham, NG12 3SW

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

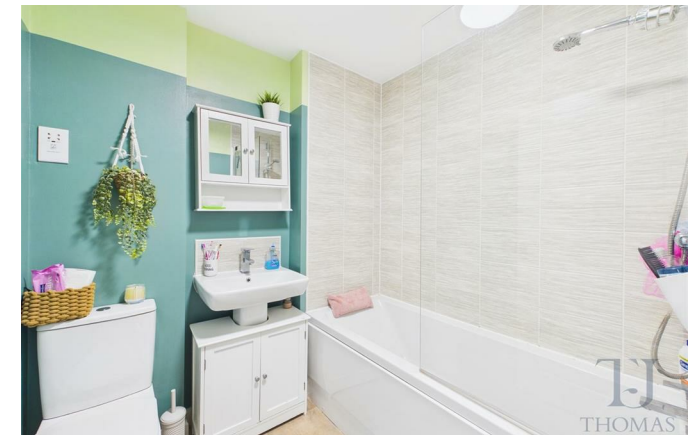
The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living/dining room with French doors opening to the rear garden, a fitted kitchen with a range of integrated appliances, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to two double bedrooms, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed south facing garden to the rear, and a tandem driveway at the front providing off road parking for up to two vehicles.

Situated in a pleasant position on the edge of the popular Barratt Homes Hollygate Park development, the property backs directly onto local woodland, and is within easy reach of a wealth of facilities in the village of Cotgrave including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a golf course, and a country park. There are transport links and main road routes to Nottingham, Leicester, Newark, and beyond.

Offered to the market with no upward chain. Early viewing is recommended.

£230,000





## ACCOMMODATION

The canopied composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a useful under stairs storage cupboard, and doors opening to the living/dining room, the fitted kitchen, and the cloakroom/wc.

The kitchen has a range of wall, drawer and base units in white, under cabinet lighting, wood effect work surfaces, space and plumbing for a washing machine, and integrated appliances including; a dishwasher, a fridge/freezer, a fan assisted electric oven, and a gas hob. There is a window to the front.

The spacious living/dining room has French doors opening to the rear garden.

The ground floor cloakroom/wc has a wc, and a wash hand basin.

On reaching the first floor, the landing has a store cupboard, and doors into both double bedrooms, and the family bathroom.

Bedrooms one and two overlook the rear and front respectively. Bedroom two has a loft access hatch, and a store cupboard.

Completing the accommodation, the family bathroom has a three piece suite in white comprising; a panelled bath with a mains fed shower and a glazed screen over, a pedestal wash hand basin, and a wc. There is tiling to the splash backs.

## OUTSIDE

The tandem driveway at the front of the property provides off road parking for up to two vehicles. There is a pathway to the entrance door (with a porch light), and a small stone chipped garden area with a raised flower bed. A timber gate gives pedestrian access to the side and rear.

The south facing rear garden includes an attractive patio seating area, a lawned area, a decked seating area with a timber pergola over, and shrub beds. Enclosed by timber screen fencing, the garden backs directly onto local woodland, has an external light, and houses a timber storage shed.

## Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £185.00, 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 B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,070.52.

## 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.



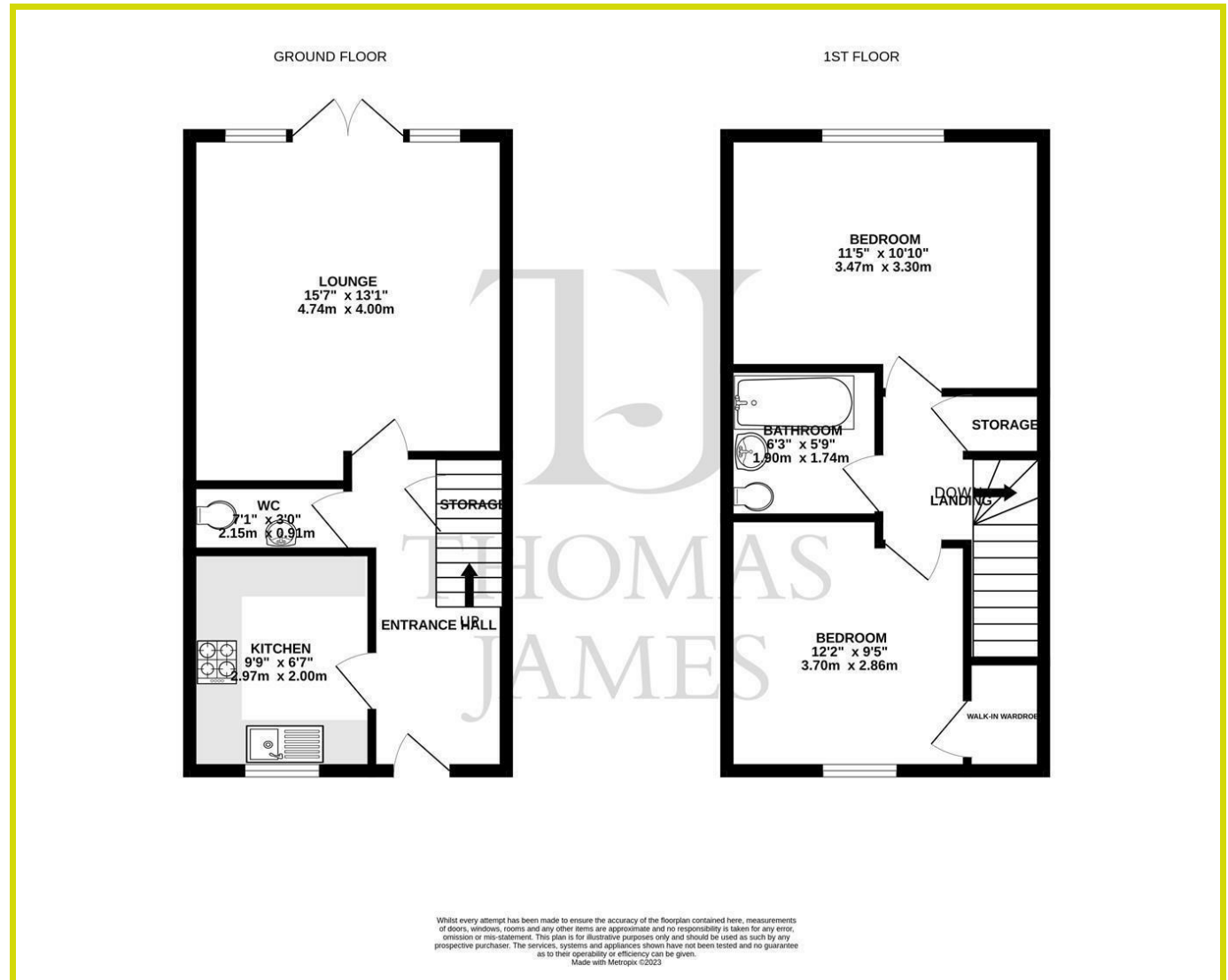
## DISCLAIMER NOTES

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## MONEY LAUNDERING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	



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