



43 Mensing Avenue

Cotgrave | NG12 3HY | £195,000

ROYSTON
& LUND

- Two Double Bedrooms
- Finished To A High Standard
- Off-Street Parking & Garage
- No Onward Chain
- Close By To Numerous Amenities And Excellent Transport Links
- Immaculately Presented Throughout
- Top Of The Range Integrated Appliances & Modern Fitted Bathroom
- Recently Fitted Combi Boiler
- Conservatory
- EPC Rating - C Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located in Cotgrave. Situated close by to numerous amenities that Cotgrave has to offer from local shops pubs and cafes. Not to mention highly regarded local schools and having excellent transport links to the surrounding villages and into the City Centre. Offered to the market with no onward chain.

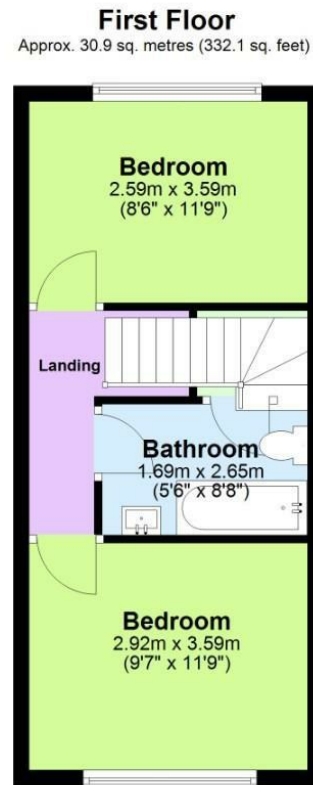
Ground floor accommodation comprises the spacious living room upon entry which showcases a large front aspect window flooding the space with natural light and staircase leading to the first floor to the rear. Off from the living room is the kitchen dining room which boasts high quality fixtures and fittings that house integrated appliances such as an eye level oven and grill, touch screen induction hob and extractor hood along with ample space for dining table and chairs for two. The kitchen leads into the conservatory creating a perfect sunroom through sliding doors which in turn leads into the rear garden through French doors.

To the first floor there are two well proportioned double bedrooms that are positioned to the front and rear aspect of the property split with the bathroom and stairs. The bathroom displays a modern fitted bath with shower overhead along with a wash basin and WC, with the addition of over stair storage.

Above the landing is a generous loft space complete with pull down fitted ladder which is both insulated and boarded providing extra storage space.

Facing the property there is off street parking to the left hand side for two vehicles leading to a single garage. To the rear there is a well maintained garden starting with a patio area off from the French doors to the conservatory. The patio leads onto a flower bed split with a pathway which finally leads onto lawn space and a barked seating area to the rear aspect. The rear garden as a whole is enclosed with fenced borders.





Total area: approx. 70.9 sq. metres (762.9 sq. feet)



EPC

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 | | |

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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