

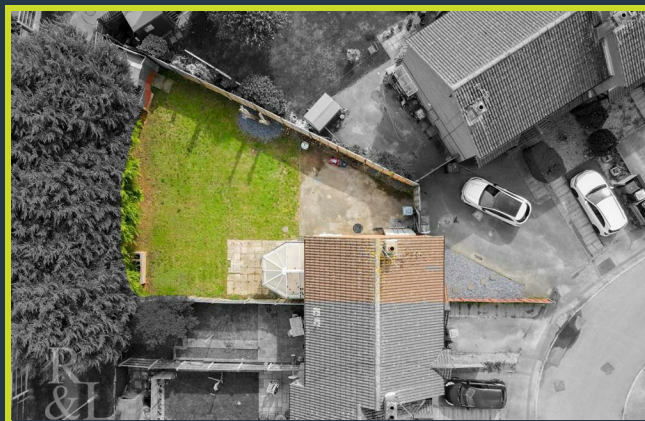


20 Thorntons Close

Cotgrave | NG12 3TA | £189,950

ROYSTON
& LUND

- Semi Detached
- No Onward Chain
- Conservatory Space
- Close By To Numerous Amenities
- EPC Rating - C
- Two Bedroom
- Ample Off Street Parking
- Larger Than Average Plot
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this two bedroom semi-detached property set on a larger than average plot located on a quiet cul-de-sac in Cotgrave. Situated close by to numerous amenities that Cotgrave has to offer from local pubs, shops and restaurants, not to mention being in the catchment area for well regarded schools, and having excellent transport links into West Bridgford and the City Centre, this property would be a great for for first time buyers.

Ground floor accommodation comprises an entrance hallway with stairs leading up to the first floor with an internal door opening to the main reception room. A generous size with with a front aspect window flooding the room with natural light which in turn leads to the kitchen which benefits from integrated appliances including an oven, hob and extractor fan with room to fit further freestanding appliances and also has side access leading to the rear garden. Off from the kitchen is a conservatory space with floor to ceiling windows and further access to the rear garden via French doors.

To the first floor there are two well proportioned bedrooms the main bedroom having over stair storage and they both share a recently refurbished three piece suite bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking via single driveway leading to a gate allowing walkthrough to the rear garden. The rear is a generous size with a patio area to start leading onto a lawn space. The rear garden as a whole is enclosed by fenced borders.

Offered to the market with no onward chain.



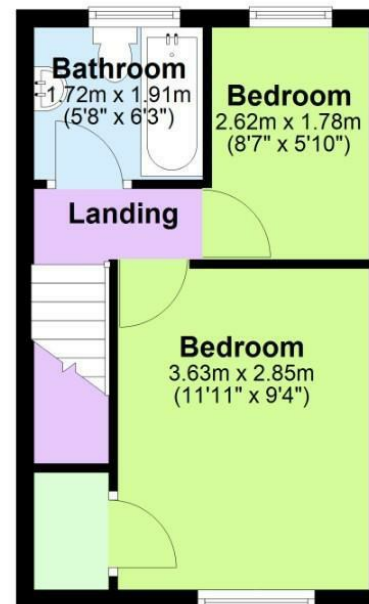
Ground Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(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 (CO₂) 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

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