



30 Deans Court

Cotgrave | NG12 3LS | Guide Price £200,000

ROYSTON
& LUND

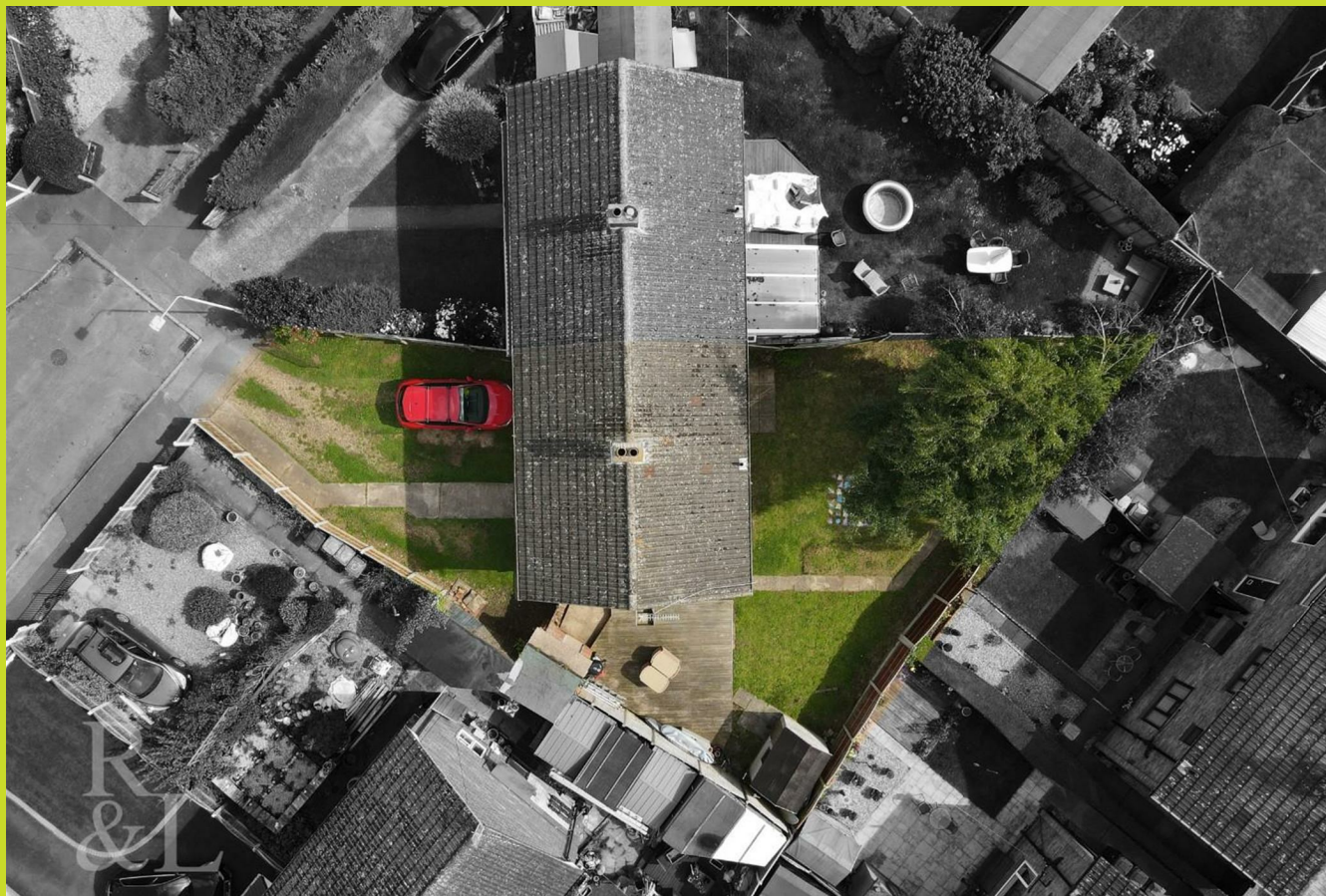
- Semi-Detached Home
- Off Street Parking For Several Vehicles
- Ideal First Home Or Buy To Let
- Close To Schools & Bus Stop
- EPC Rating E Council Tax Band B
- Potential to Add Value
- Close To Local Amenities
- Three Bedrooms
- Freehold
- Guide Price £200,000 - £210,000





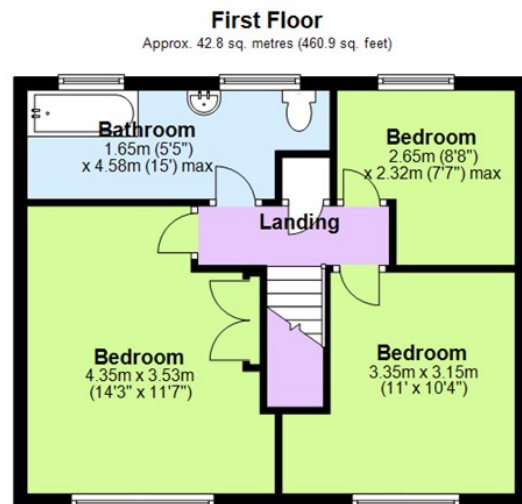
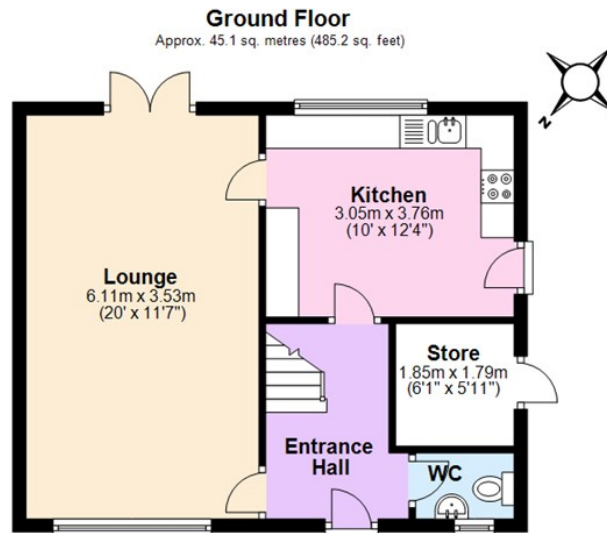
GUIDE PRICE £200,000 - £215,000

Royston and Lund are delighted to bring to the market this three bedroom semi-detached home in Cotgrave. The property sits on a larger than average plot towards the end of a cul de sac and offers a buyer potential to add value after carrying out refurbishment and cosmetic work.



Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen and stairs to the first floor. The lounge runs the full length of the property and benefits from a feature fireplace, while the kitchen has space for a range of freestanding appliances.

Upstairs there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the front of the property there is ample off street parking for several vehicles and to the rear there is a wrap around lawned garden with fenced boundaries. There is also a handy store room down the side of the property.



Total area: approx. 87.9 sq. metres (946.0 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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

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