



8 Hawthorne Avenue,  
Cotgrave, NG12 3PY

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Thomas James are delighted to offer this immaculately well presented end terraced home to the market.

The well proportioned accommodation is arranged over two floors and includes; an entrance hallway, a living room with a feature multi fuel burner, and a dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has low maintenance gardens to the both the front and rear, plus a single garage (located in a block to the rear).

Enjoying a sought after cul-de-sac position with an attractive green to the front, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

Early viewing is essential.

## Guide Price £195,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has a door opening to the living room.

The living room has a bay window to the front, a feature multi fuel burner, stairs rising to the first floor, and open access to the dining area.

The dining area has open access to the kitchen, and French doors opening to the rear garden.

The kitchen has a range of matching wall, drawer and base units in white, with tiled splash backs and roll edge work surfaces over. There is a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a freestanding gas cooker (which will remain as a part of the sale).

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the partially boarded loft space above, housing the central heating boiler, and with a light), a useful storage cupboard (housing the water cylinder), and doors into all three bedrooms, and the family bathroom.

The main bedroom is double in size, overlooks the front, and has fitted wardrobes.

The second bedroom is also double in size, and overlooks the rear.

The third bedroom is single in size, and overlooks the front.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising; a bath with an electric shower and a glazed screen over, a pedestal wash hand basin, and a wc.

## OUTSIDE

At the front of the property, the garden includes a lawned area, and shrub beds. A pathway leads to the entrance door.

The rear garden has a patio seating area, a shaped lawn, and shrub beds. Timber fence enclosed, the garden has an external tap, an external light, and timber gated pedestrian access to the garage area at the rear.

The SINGLE GARAGE (with an up and over door) is located in a block, adjacent to the rear garden.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

## Referral Arrangement Note

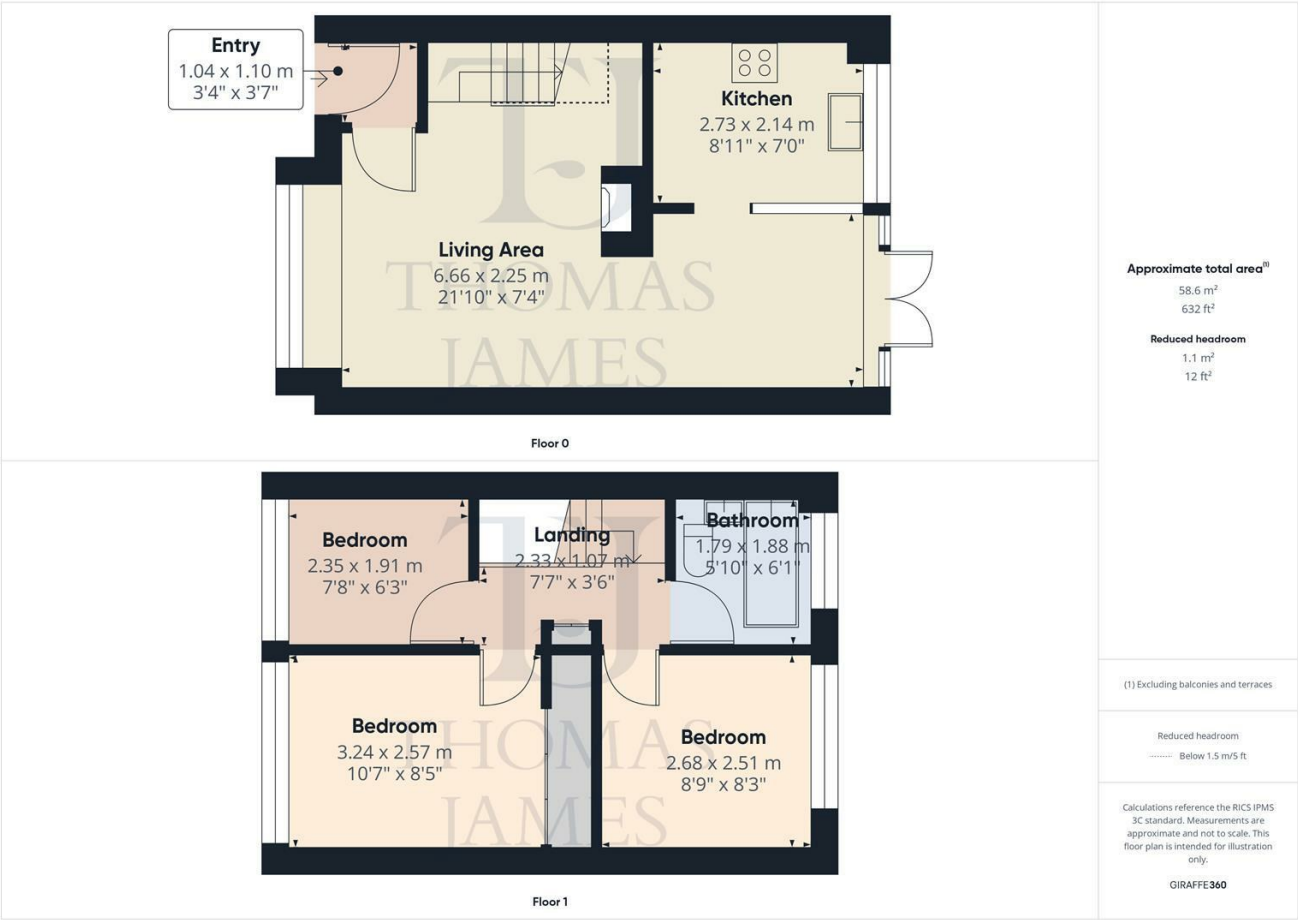
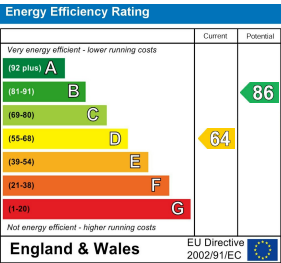
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# MONEY LAUNDERING

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