



14 Bramble Way,
Cotgrave, NG12 3NN

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This mid terraced family home provides well presented accommodation arranged over two floors including: an open hallway and living room, a kitchen, (and a store room) on the ground floor , with the first floor landing giving access to three bedrooms, and a fitted bathroom.

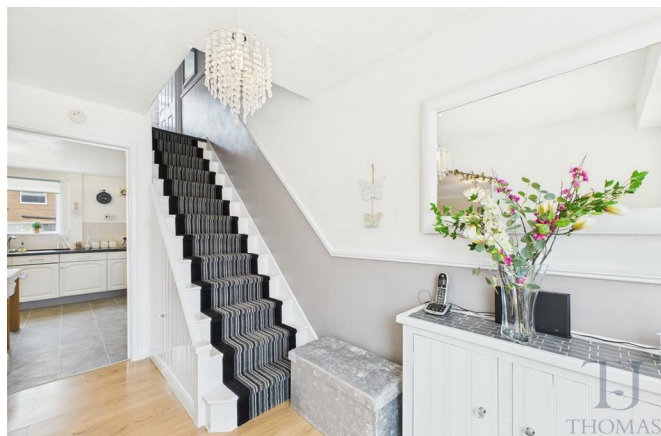
Benefiting from gas central heating and double glazing, the property has a privately enclosed garden to the rear, and a gated driveway at the front providing off road parking.

The property also has solar panels, which we are advised are leased through "A Shade Greener".

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local facilities 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 and Leicester.

Offered to the market with no upward chain. Viewing is essential.

Guide Price £180,000





ACCOMMODATION

The glass panelled entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and gives open access to the living room.

The living room has a window to the front, and a feature electric fire.

The kitchen/diner has a range of matching wall, drawer and base units, tiled splash backs and roll edge work surfaces, space and plumbing for a washing machine, spaces for two additional under counter appliances, plus an integrated double electric oven, and a gas hob with an extractor hood over. The wall mounted Vaillant combination boiler is housed here, and there is a door to the open storm porch, which leads outside, and also gives access to the store room.

The store room has power and lighting, and space for a dryer and storage. This room offers the potential for conversion to an office.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated and partially boarded loft space above), and doors opening into all three bedrooms, and the family bathroom.

The family bathroom has a three piece suite comprising: a bath with an electric shower over, a wc, and a pedestal wash hand basin.

There are two double bedrooms, one overlooking the front, one overlooking the rear. The rear bedroom has a useful store cupboard.

Completing the accommodation, the third bedroom is single in size, overlooks the front, and also has an over stairs store cupboard.

OUTSIDE

Double wrought iron gates at the front open to the driveway, which provides off road parking for one vehicle. A pathway leads to the entrance door. There is gated pedestrian access via a pathway (shared with the next door property), to the rear garden.

The low maintenance garden to the rear of the property has a patio seating area with slate chipped beds beyond. Timber fence enclosed, the garden has an external tap, and a brick built coal shed providing further storage.

Solar Panels

We are advised that the solar panels at the property are leased through "A Shade Greener".

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

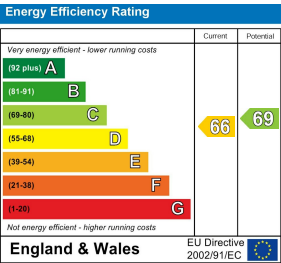
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