



31 Hawthorne Avenue,
Nottingham, NG12 3PY

31 Hawthorne Avenue, Nottingham, NG12 3PY

This well presented three bedroom mid terrace house offers an excellent opportunity for buyers seeking a stylish and comfortable home, positioned in a popular residential location and available with no upward chain.

Freshly painted and with hard wearing flooring downstairs and new carpets upstairs, help create a fresh and welcoming atmosphere, while UPVC double glazing and gas central heating ensure comfort and energy efficiency in every season.

Additional practical benefits include a garage located in a nearby block (perfect for secure parking or extra storage) and the property's appealing outlook, facing a lovely green area that contributes to the sense of peace and community in the neighbourhood. With Council Tax Band A and an EPC Rating of D, this home represents an affordable and efficient choice for a variety of buyers.

The location is convenient for local amenities, schools, and transport links, making every-day living straightforward and accessible. Whether you are a first time buyer, or an investor looking for a ready to let property, this three bedroom house is sure to appeal.

Early viewing is highly recommended to appreciate the quality and value on offer within this delightful home.

Offers Over £190,000



TJ
THOMAS





ACCOMMODATION

Upon entering, through the composite front door, you are welcomed by a inviting hallway leading to a spacious, dual aspect, 'L' shaped living space, ideal for relaxing or entertaining guests. An archway leads to the modern kitchen, thoughtfully designed with a range of contemporary units and integrated appliances, providing both functionality and aesthetic appeal.

Upstairs, there are three well proportioned bedrooms, each offering ample space for furnishings and storage (the two doubles both have fitted wardrobes), making this home suitable for families or those requiring a home office or guest room. The family bathroom has modern fittings and fixtures for convenience.

OUTSIDE

To the front of the property there is a pathway leading to the composite front door, with an attractively maintained garden adjacent.

The low maintenance, private south facing rear garden, has a patio area with a pea gravel garden beyond, with stepping stone style path leading to the rear, where there is a rear access path via a secure timber pedestrian gate.

The property also boasts a single garage situated in a separate block nearby.

Location

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.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council. Charge for 2026/27 £1774.73

Referral Agent Note

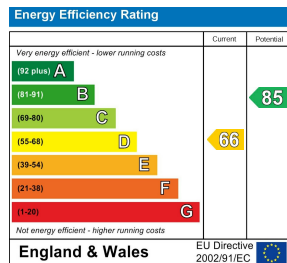
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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.

