



7 Ritchie Close,
Cotgrave, NG12 3RQ

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Thomas James are delighted to offer this modern mid town house to the market.

The property provides well presented accommodation arranged over two floors including; an entrance hallway, a fitted kitchen, and a dual aspect living room with patio doors opening to the garden on the ground floor, with the first floor landing giving access to two double bedrooms and a fitted shower room.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has an enclosed garden to the rear, and a block paved driveway providing off road parking to the front.

Enjoying a cul-de-sac position, 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 country park, and a golf course. There are excellent transport links, and main road routes to Nottingham and Leicester.

Offered to the market with no upward chain. Early viewing is highly recommended.

Guide Price £179,950





ACCOMMODATION

The canopied wood entrance door opens into the entrance hallway. The entrance hallway has laminate flooring, stairs off to the first floor, a cupboard housing the consumer unit, a door to the living room, and gives open access to the kitchen.

Fitted with a range of cream Shaker style wall, drawer, and base units, with under cabinet lighting, tiled splash backs, wood effect roll edge work surfaces, the kitchen has an integrated fan assisted oven, and an electric hob with a stainless steel extractor hood over. The existing free standing washing machine and fridge/freezer will also remain as a part of the property sale. There is a window overlooking the garden.

The spacious dual aspect living room has patio doors opening to the rear garden.

On reaching the first floor, the landing has two windows to the front, a loft access hatch, and doors into both bedrooms and the shower room.

Both bedrooms are double in size, and overlook the rear garden. One bedroom has a useful over stairs cupboard with a clothes hanging rail.

Recently modernised, the shower room is fitted with a corner shower cubicle with a mains fed shower (with a rainfall shower head), a wash hand basin with a vanity cupboard beneath, and a low flush WC. The Main combination boiler is housed in the shelved airing cupboard here, there are fully tiled walls, and vinyl floor covering.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking. There is access to the canopied entrance door (with an external store cupboard to the side), and a small pebbled area.

The attractively presented rear garden overlooks the playing fields beyond, and includes a patio seating area, a lawned area, and shrub beds. Privately enclosed by timber screen fencing, the garden also houses a timber storage shed.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

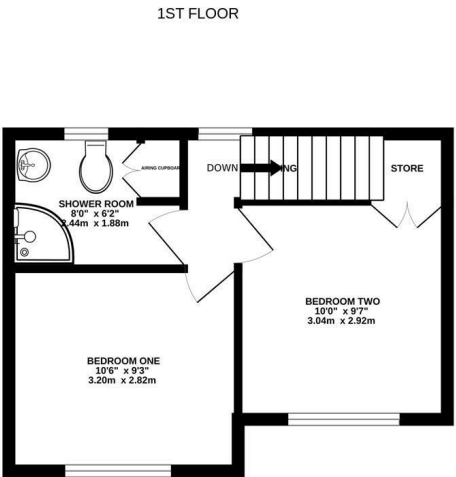
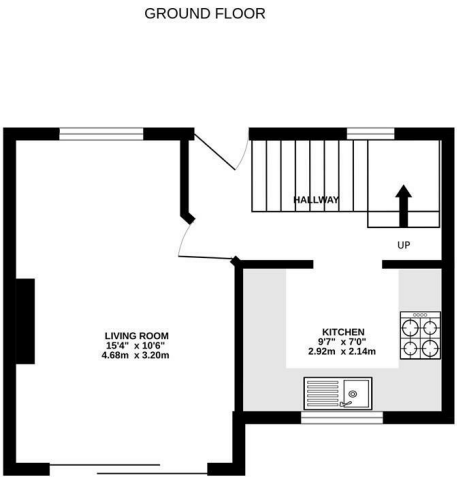
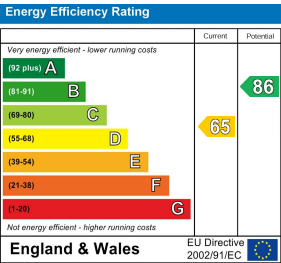
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