



7 Eastwold,
Cotgrave, NG12 3NQ

7 Eastwold, Cotgrave, NG12 3NQ

Recently refurbished, this semi detached family home provides well presented accommodation including an entrance hall, a living room with feature LED lighting, a refitted kitchen/breakfast room with French doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the newly installed bathroom suite.

Benefiting from double glazing, rewired electrics, gas central heating with a brand new combination boiler, and new floor coverings throughout. The property has enclosed gardens to the side and rear, plus a block paved driveway at the front providing off road parking for a number of vehicles.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, 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.

Viewing is essential!

Guide Price £230,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hall. From here the stairs rise to the first floor, there is wood effect flooring, a storage cupboard, and doors opening to the living room and the kitchen/breakfast room.

The living room has windows to the front and side elevations, and feature LED coloured lighting to the ceiling.

The refurbished kitchen/breakfast room has been fitted with a range of wall and base units, and has a stainless steel sink and drainer unit, and a built in electric oven, with an electric hob and an extractor hood over. There is part tiling to the walls, wood effect flooring, a window to the side elevation, French doors opening to the garden, and doors into a utility room (with space and plumbing for a washing machine, a work surface, and an extractor fan), and a ground floor wc.

On reaching the first floor, the landing has a storage cupboard, and gives access to three bedrooms, and the stylish family bathroom which has been fully tiled and refitted with a modern suite.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for a number of vehicles (awaiting curb being dropped). There is external lighting, a gravelled area, timber fenced boundaries, access to the entrance door, and timber gated access to the side and rear.

To the rear of the property, the garden includes a flagstone paved patio area, leading to the lawned area at the side.

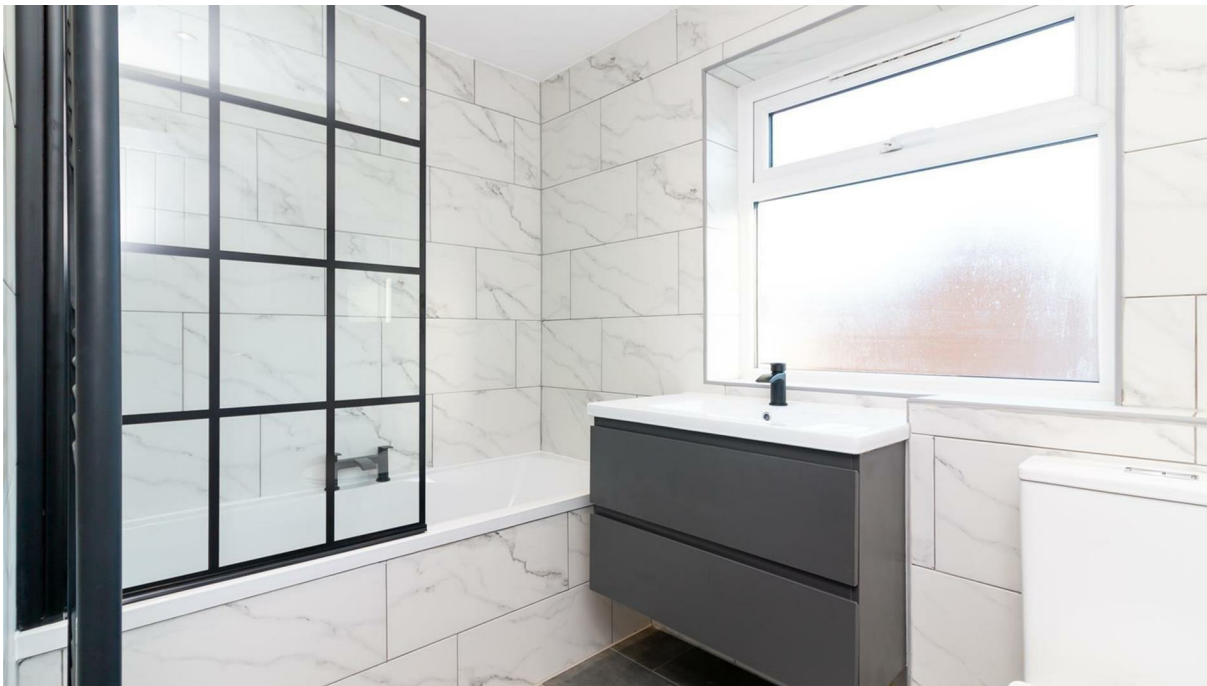
Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

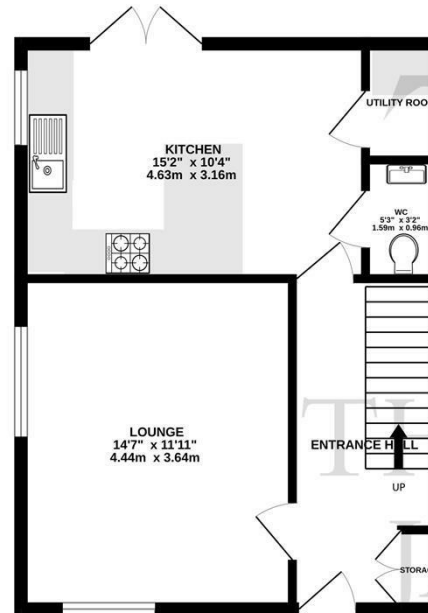
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

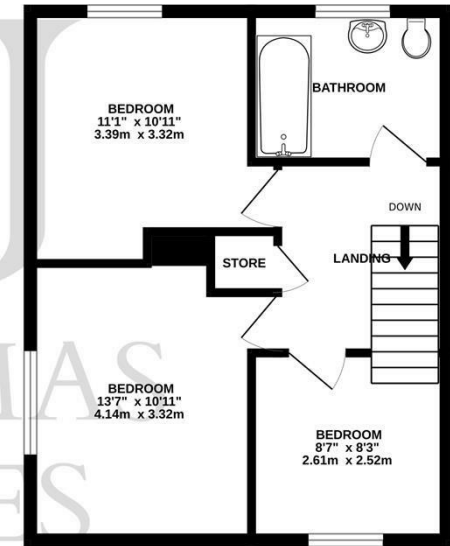
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

TJ
THOMAS
JAMES

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.

