



91 Ringleas,
Cotgrave, NG12 3NF

91 Ringleas, Cotgrave, NG12 3NF

This semi detached home is offered to the market with no upward chain, and in need of complete refurbishment throughout. An opportunity to create a great family home!

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a dual aspect living room, and a dining kitchen which spans the width of the property on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating (with a back boiler), the property occupies a large corner plot, with gardens to the front, side and rear, and the potential to add off road parking (subject to council approval and a curb being dropped).

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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, Leicester, and beyond.

Guide Price £175,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway, The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the dual aspect living room, and the dining kitchen.

The dual aspect living room, has windows to the front and side, and a gas fire (with a back boiler).

Spanning the width of the property at the rear, the dining kitchen has wall, drawer and base units, roll edge work surfaces, and a sink and drainer unit. There are windows to the side and rear, and a UPVC door opening to the rear.

On reaching the first floor, the landing has doors opening into two double bedrooms, a single bedroom, and the bathroom.

The first double bedroom has a window to the side, the second has a window to the rear.

The single bedroom has a window to the front, and a wardrobe.

Completing the accommodation, the bathroom has a bath, a wash hand basin, and a wc. There is an opaque window to the rear.

OUTSIDE

Occupying a large corner plot, the property has gardens to three sides, laid mainly to lawn, with a pathway leading round.

There are walled and picket fenced boundaries to the front and side gardens.

The rear garden is timber fence enclosed, and houses a brick coal store/out house.

Agent Note

Interested parties should note that there is an issue with the roof at this property, with damage evident in the third bedroom.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

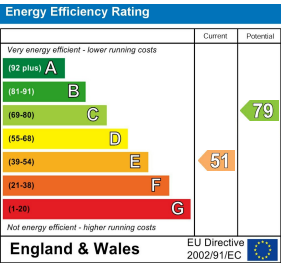
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

