



10 Cloverdale,  
Nottingham, NG12 3NJ

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This semi detached home is offered to the market with no upward chain. Situated on a quiet cul-de-sac in a popular South Nottinghamshire village, the property provides spacious accommodation over two floors and will make an excellent first time or investment purchase.

The gas centrally heated and UPVC double glazed accommodation includes entrance hall, sitting room and breakfast kitchen with patio doors leading to the rear garden on the ground floor, with three bedrooms and a family bathroom on the first floor. The property enjoys gardens to the front and rear.

Situated in a sought after position, in the popular 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.

£195,000





### ACCOMMODATION

This well-presented three-bedroom semi-detached house offers an excellent opportunity for buyers seeking a comfortable and conveniently located home with no upward chain.

Situated in a popular village location, the property boasts a welcoming entrance hall that leads into a spacious lounge, ideal for relaxing or entertaining guests. The modern kitchen is fitted with a range of wall and base units, providing ample storage and preparation space, while the adjoining dining area offers plenty of room for family meals.

Upstairs, three generously sized bedrooms provide flexible accommodation for families, couples, or those in need of a home office or guest room. The family bathroom is fitted with a three piece suite, ensuring comfort and practicality for every-day living.

UPVC double glazing and gas central heating are installed throughout, contributing to energy efficiency and year-round comfort. Additional features include a useful understairs storage cupboard and a well-proportioned landing area. The property's layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout.

Located within easy reach of local amenities, schools, and transport links, this home is perfectly positioned for those seeking a blend of village charm and modern convenience. The sought-after setting provides a peaceful residential environment, with community facilities and services close by.

This delightful semi-detached house is ideal for first-time buyers, families, or investors looking for a property with immediate availability, thanks to the absence of an upward chain. The combination of practical features (such as UPVC double glazing, gas central heating, and a modern interior finish) ensures that this home is ready for its new owners to move in and enjoy.

Early viewing is highly recommended to appreciate the quality and potential of this attractive property in a desirable village location. For further information or to arrange a viewing, please contact our office and a member of our team will be delighted to assist you.

### OUTSIDE

Property boasts attractive private gardens to the front and the rear. The rear garden has a patio area perfect for entertaining, with a spacious lawned area beyond. There is also a useful brick storage shed.

The property also benefits from a single garage and driveway located in a block adjacent to the property.

### Council Tax Band

Rushcliffe Borough Council. Band A. Annual Charge for 2026-2027 £1774.73.

### 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

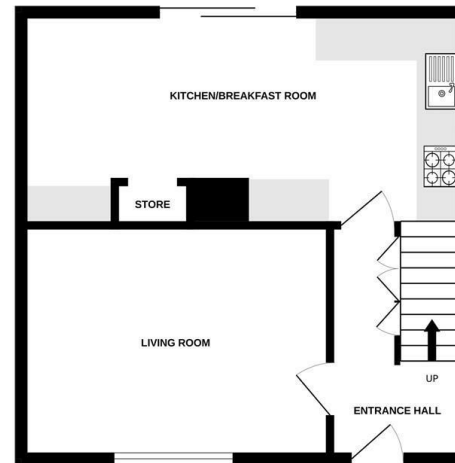
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## MONEY LAUNDERING

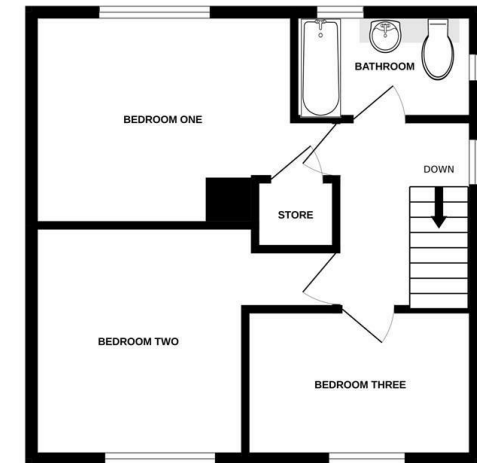
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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.  
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