



18 Greengage Road,
Cotgrave, NG12 3SY

TJ
THOMAS
JAMES

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This immaculately well presented semi detached home provides well proportioned accommodation arranged over two floors which includes a living room with French doors opening to the rear garden, a fitted kitchen and wc on the ground floor, with the first floor landing giving access to two double bedrooms and family bathroom.

Benefiting from gas central heating, UPVC double glazing and the remaining balance of the NHBC warranty, the property enjoys privately enclosed garden to the rear, and has a block paved driveway providing off road parking at the front.

Situated on the popular Hollygate Park Barratt development on the outskirts of Cotgrave, the property is within easy reach of a wealth of facilities in the village including shops, schools, a doctors surgery, churches, a leisure centre and country park.

Viewing is essential.

Offers Over £210,000





Directions

Greengage Road can be located off Harvest Drive and Hollygate Lane, Cotgrave.

GROUND FLOOR ACCOMMODATION

Canopied Composite Entrance Door

With porch light, giving access to the:-

Entrance Hall

Laminate flooring, stairs off to the first floor, under stairs storage cupboard, radiator, two ceiling light points, doors to the living room, the ground floor wc, and the:-

Kitchen

Fitted with a range of wall, drawer and base units in cream, tiled splash backs, wood effect work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and dishwasher, space for a fridge/freezer, integrated electric oven and a gas hob with an extractor over.

UPVC double glazed window to the front elevation, laminate flooring, ceiling light point.

Ground Floor WC

Fitted with a low flush wc, and a pedestal wash hand basin with tiled splash backs.

Ceiling light point, extractor fan, radiator, vinyl floor covering.

Living Room

Two ceiling light points, radiator, media connection point, UPVC double glazed French doors, with full height windows to both sides, opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, radiator, large store cupboard, doors to two bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point, built in wardrobes, loft access hatch.

Family Bathroom

Fitted with a panelled bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a low flush wc.

Chrome heated towel rail, half height tiling to the walls, vinyl floor covering, ceiling light point, extractor fan.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for one vehicle. A pathway, with a shrub bed adjacent, leads to the entrance door, and to the side of the property where there is timber gated access to the rear garden.

The rear garden is timber fence enclosed and includes a patio seating area, a shaped lawn, and planted shrub borders. The garden has an external light and tap, and houses a timber storage shed.

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

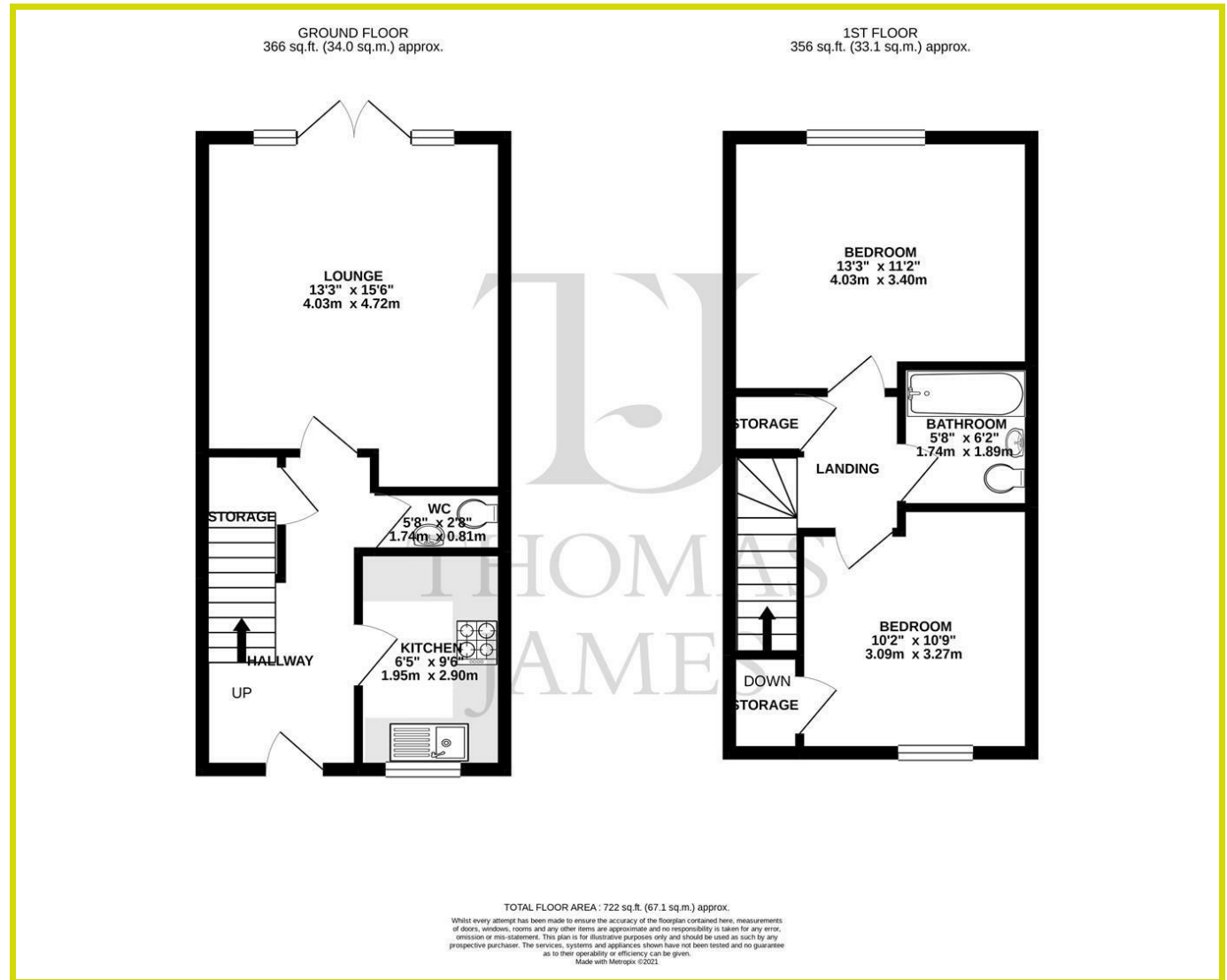
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MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(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 

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 



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

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

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