



3 bed end of terrace house to buy in NG12

Hickling Way, Cotgrave, Nottingham,
Nottinghamshire, NG12 3NY

£200,000 Starting Bid

 x3  x2  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Well Presented Three Bedroom House (One With Dressing Area &
- ✓ Village Location. Gas C/Heating & UPVC D/Glazing
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offered to the market with no upward chain, this end terraced home provides well presented accommodation arranged over two floors including; an entrance hallway, a fitted dining kitchen, a living room with French doors opening to a large conservatory, plus a wc on the ground floor, with the first floor landing giving access to three good size bedrooms (one with a dressing area, and an en-suite shower room), and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a modern combination boiler, the property occupies a good size corner plot with enclosed gardens to the side and rear, a low maintenance garden to the front, plus a driveway providing off road parking. With local woodlands immediately to the side, the property enjoys a good degree of privacy.

Early viewing is highly recommended!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: End of terrace house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Hallway

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a useful under stairs cloaks cupboard, and doors into the living room, the dining kitchen, and the ground floor wc.

WC

The ground floor wc has a white suite comprising a wc, and a wash hand basin set in a vanity unit.

Kitchen Diner

The dining kitchen has a matching range of wall, drawer and base units in cream, wood effect square edge work surfaces, a sink unit with a mixer tap (incorporating a water filter) over, space and plumbing for a washing machine, space for a tumble dryer, and integrated appliances including; a dishwasher, an American fridge/freezer, and a Beko Rangemaster style cooker. There are windows to the front and side here.

Living Room

The spacious living room has a window overlooking the conservatory, and French doors opening into the conservatory.

Conservatory

Of UPVC construction, with a full height brick wall to to one side, and further quarter height walls, the conservatory has an air conditioning unit, windows overlooking the gardens (with blinds), and French doors (also with blinds) opening out.

Landing

On reaching the first floor, the landing has a store cupboard with a radiator, the loft access hatch with a pull down ladder (giving access to the partially boarded loft space above, which houses the Baxi combination boiler), and doors opening to all three bedrooms, and the family bathroom.

Bedroom 1

Bedroom one has a window to the rear, built in wardrobes, a walk in wardrobe, a seperate dressing area (with clothes hanging rails, and a window to the rear), and access to an en-suite shower room.

Ensuite

The en-suite shower room has panelling and has a walk in shower, and a vanity unit incorporating the wash hand basin and the concealed flush wc.

Bedroom 2

Bedroom two is double in size, and has a window to the front.

Bedroom 3

Bedroom three is single in size, has a window to the front, and is currently being used as an office.

Bathroom

The family bathroom has a three piece suite in white comprising; a panelled bath with an electric shower over, a pedestal wash hand basin, and a wc.

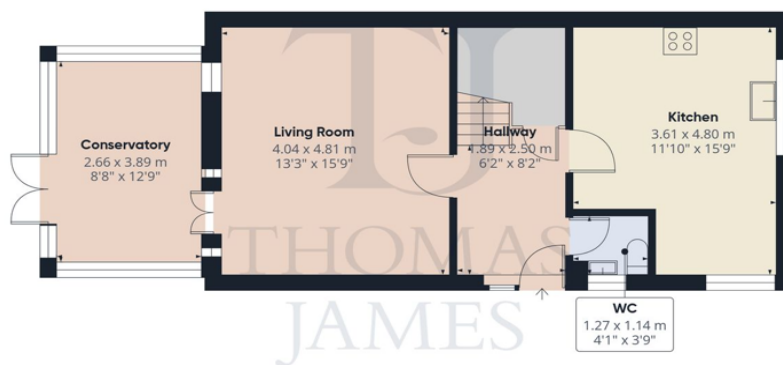
Garden

The property occupies a good size corner plot, and is side on to local woodland.

There is a low maintenance garden to the front of the property, laid to stone chipped beds.

The side and rear gardens include a lawned area, a decked seating area, well stocked flower and shrub beds, and an established apple tree. Timber fenced enclosed, the gardens have external lighting, house a greenhouse, and are side on to local woodland.

Parking - Driveway

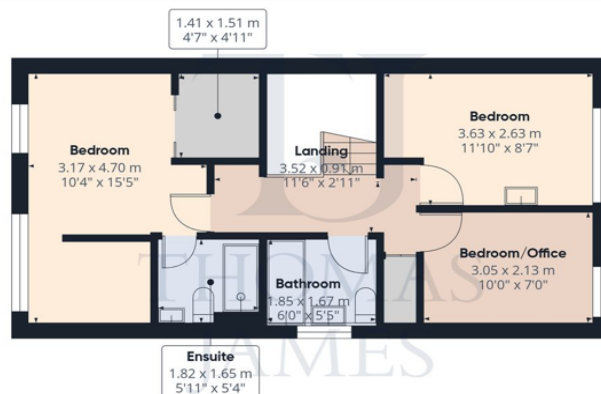


Approximate total area⁽¹⁾
98.3 m²
1059 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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