



31 Nottingham Road

Gotham | NG11 0HE | Guide Price £275,000

ROYSTON
& LUND

- Asking Price: £275,000
- Three Bedrooms
- Modern Kitchen
- Good-Sized Rear Garden
- Freehold - EPC Rating E
- No Chain
- Two Reception Rooms + Conservatory
- Bathroom/WC
- Driveway To The Front Garden
- Council Tax Band B





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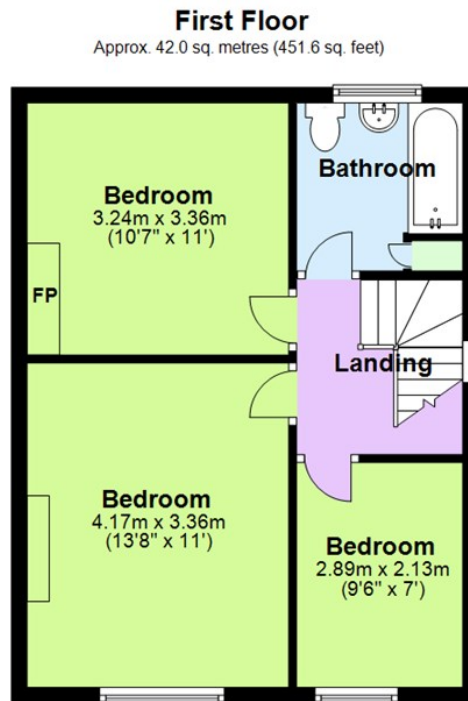
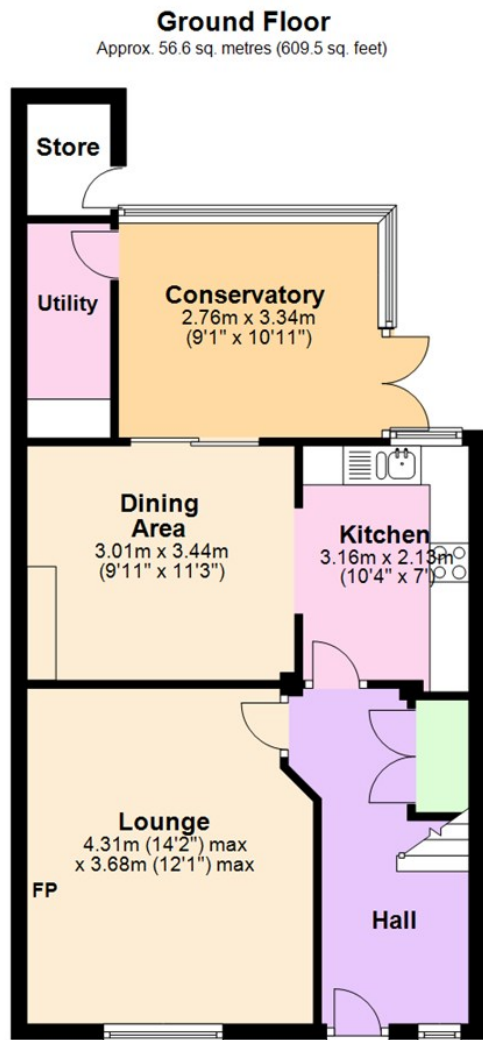
Royston & Lund are pleased to present this well-presented end terraced house situated in Gotham. Gotham village in Nottinghamshire offers a range of amenities amidst its rural setting. Residents and visitors alike can enjoy local shops, pubs, and community facilities. The village provides essential services such as schools and healthcare centers, fostering a sense of community.

Upon entering the property you are greeted by the hallway which provides access to the accommodation over both floors. The lounge is a nicely-sized reception room for the family and features a front facing window. The kitchen includes a modern range of units and integrated appliances. Adjacent to the kitchen there is a dining area which includes larger units, one of which being an integrated fridge/freezer. Lastly, there is a conservatory with French doors and an internal store/utility room.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by a modern bathroom consisting of three piece white suite.

Outside, there is a larger than average rear garden which features outdoor store, plants/shrubs, lawn and enclosed boundaries. To the front there is a good-sized driveway which provides off-street parking for multiple cars.





Total area: approx. 98.6 sq. metres (1061.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		47	
(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	

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