



53 Wodehouse Avenue
Gotham | NG11 0HB | £269,950

ROYSTON
& LUND

- Semi Detached
- Countryside Views To The Rear
- Integrated Kitchen Appliances
- Amenities Close By
- EPC Rating - C
- Three Bedrooms
- Two Reception Rooms
- Log Burner
- Great Transport Links Via A52 and A453
- Freehold Council Tax Band - B





Royston and Lund are proud to bring to the market this three bedroom semi detached property with spanning views to the rear over the farmers fields. The property is situated at the end of a quiet cul-de-sac and benefits from a block paved driveway large enough to hold several vehicles.

The property briefly comprises an entrance hallway, dining room and a lounge that benefits from a log burner. There is a modern kitchen with induction hob, electric oven, extractor fan overhead and an integrated dishwasher with separate utility area.

Upstairs are three good sized bedrooms, two of which are double and one single and a shower room consisting of a shower with dual heads, WC and wash basin. All rooms to the rear of the property also benefit from the view of the fields.

Outside to the rear is a raised, lawned garden with patio area and fenced boundaries overlooking countryside views. The property is situated in Gotham, just outside of Nottingham and benefits from easy access into the city centre and onto the M1.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(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 (CO₂) 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

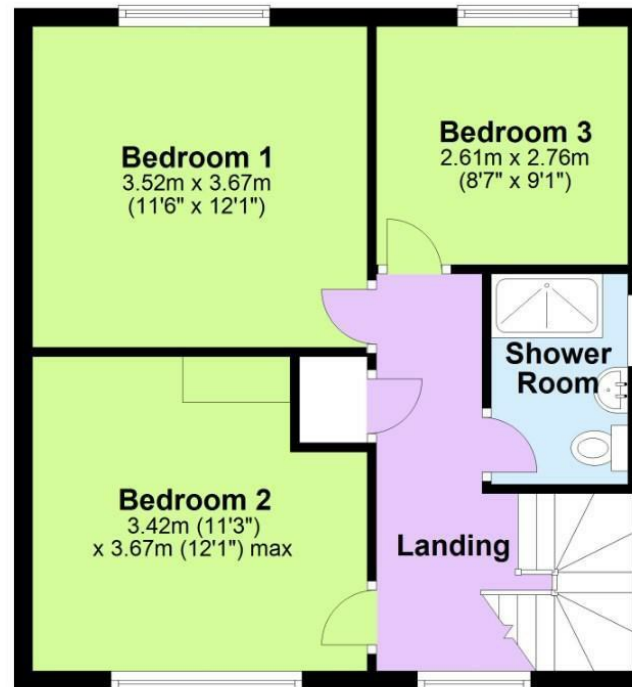
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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