

# Nottingham Road

Gotham, Nottingham, NG11 0HG



Situated in the quaint village of Gotham, this well presented two bedroom semi detached character property is full of features including a renovated kitchen and bathroom, and easy care rear garden. Located in walking distance to local schools, eateries and only a few miles from Nottingham.

£220,000

John German

The front gardens are easy care and well maintained.

As you enter the property you come into the main entrance hall, to the left is the renovated bathroom, this consists of feature tiling, large bath with an overhead shower, WC and vanity wash hand basin with storage.

To the right you enter the renovated kitchen which features both overhead and under counter storage, an array of in built appliances including a gas hob, electric oven, fridge/freezer and timber worktops.

The main living/dining area is located at the front of the home, this generous room benefits from neutral décor, character timber beams and a wood burner.

The first floor consists of two bedrooms, the second bedroom benefits from neutral décor and carpets. The master bedroom is bigger and has built in storage as well as neutral décor and carpets.

The low maintenance rear garden consist of multiple paved patio areas and a large gravel patio, there is also a storage shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** TBC

**Parking:** On road

**Electricity supply:** TBC

**Water supply:** TBC

**Sewerage:** TBC

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage :**

See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band B

**Useful Websites:** [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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