

Nottingham Road

Gotham, Nottingham, NG11 0HE



A beautifully presented, light, spacious, open plan home, situated on a private road, in an enviable position with large garden and allocated parking.

Offers Over £240,000



John German

This home would make a fantastic purchase for first time buyers, professional couples or those wishing to downsize.

The property is located within easy reach of a range of local amenities including St. Lawrence Church, pub/restaurants and convenience stores along with plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service in to Nottingham and Loughborough; commuter access to the M1 and A453 is excellent. East Midlands Parkway Station is only 10 minutes away by car and offers links to London. East Midlands Airport is approximately 15 minutes away by car.

Accommodation comprises; two bedrooms, bathroom, open plan lounge/dining/kitchen area and a ground floor W.C.

Externally, the garden is of excellent size and well maintained with patio seating area, well-manicured lawn and fledgling borders. The allocated parking space is located right outside the front door.

To view this superb home, please contact John German East Leake office.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Private road (No Maintenance)

10 Year NHBC Guarantee from 2020

Property construction: Standard

Parking: Driveway/Allocated Parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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

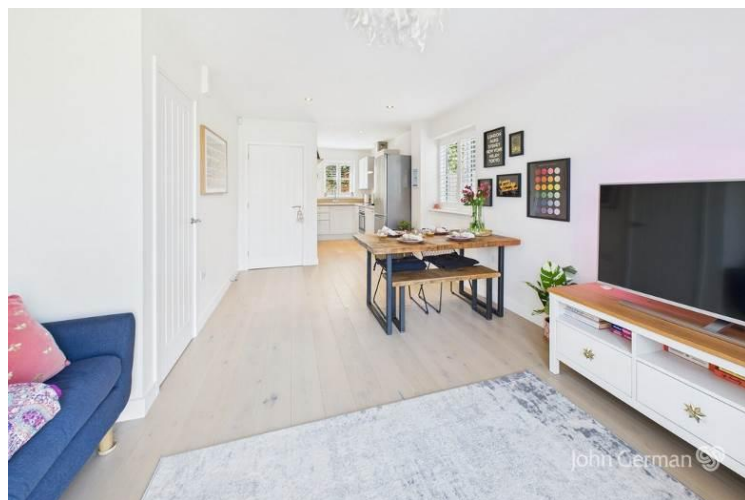
Useful Websites: www.gov.uk/government/organisations/environment-agency

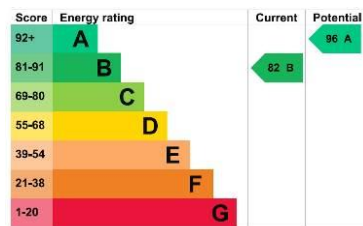
Our Ref: JGA22102024

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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