

Wodehouse Avenue

Gotham, Nottingham, NG11 0HB

John German



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£250,000

Set in a peaceful location with open field views to the rear, this generously sized home offers fantastic potential for modernisation, making it an ideal opportunity for buyers looking to add their own personal touch.

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; three bedrooms, bathroom, kitchen, lounge, dining room and sun room.

Externally the property boasts a good sized, low-maintenance garden, offering a peaceful outdoor space perfect for relaxing or entertaining. The garden benefits from stunning, uninterrupted views over open fields, creating a sense of privacy. To the front of the property, a spacious driveway provides ample off-road parking for multiple vehicles,

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.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 C

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

www.rushcliffe.gov.uk

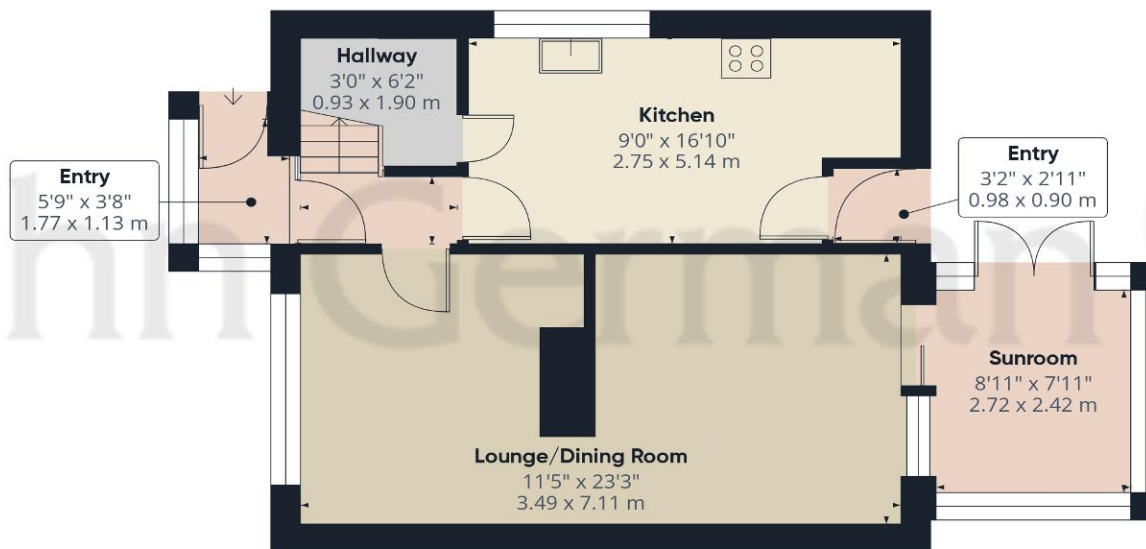
Our Ref: JGA/09052025

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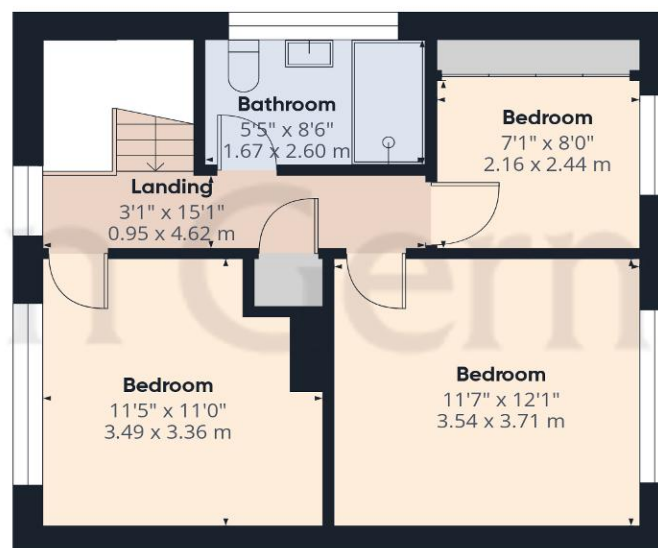
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

984 ft²

91.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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