



16 Pygall Avenue,
Gotham, NG11 0JW

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This detached chalet bungalow is offered to the market with no upward chain!

The property provides accommodation arranged over two floors including an entrance hall, a lounge, a breakfast kitchen, a conservatory, a fitted bathroom and a sitting room/bedroom on the ground floor, with the first floor landing giving access to two bedrooms (both with fitted wardrobes), and a wc.

Benefiting from gas central heating and UPVC double glazing, the property has gardens to the rear, plus a block paved driveway, car port and garage providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Guide Price £290,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and doors open to the lounge, the breakfast kitchen, the sitting room/bedroom three, and the family bathroom. There is also a useful under stairs storage cupboard.

The family bathroom is fitted with a panelled bath with a shower over, a low flush wc, and a wash hand basin with a vanity unit beneath.

Fitted with a range of wall, drawer and base units, the kitchen has a built in electric double oven, and a gas hob with an extractor hood over. With a window to the side elevation, and a further window overlooking the conservatory, the kitchen has a larder cupboard (housing the Worcester Bosch boiler), a door opening to the garden, and a UPVC door opening to the conservatory. Of UPVC construction, the conservatory overlooks the rear garden, and has a door opening out.

There is a bright lounge with a bay window and a feature electric fire, and the ground floor accommodation is completed by a versatile sitting room/bedroom three.

On reaching the first floor, the landing has two storage cupboards, a loft access hatch, and doors into two bedrooms (both with built in wardrobes, one also with a dressing table), and a separate wc.

OUTSIDE

To the front of the property, the block paved driveway provides off road parking for a number of vehicles, and gives access in turn to the CAR PORT and the SINGLE GARAGE (with a pedestrian door to the rear garden). There is gated access to the rear garden.

The well maintained garden at the rear of the property includes a patio seating area, a lawned area, and flower and shrub borders. The garden houses a storage shed, and overlooks the local school.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,299.82.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

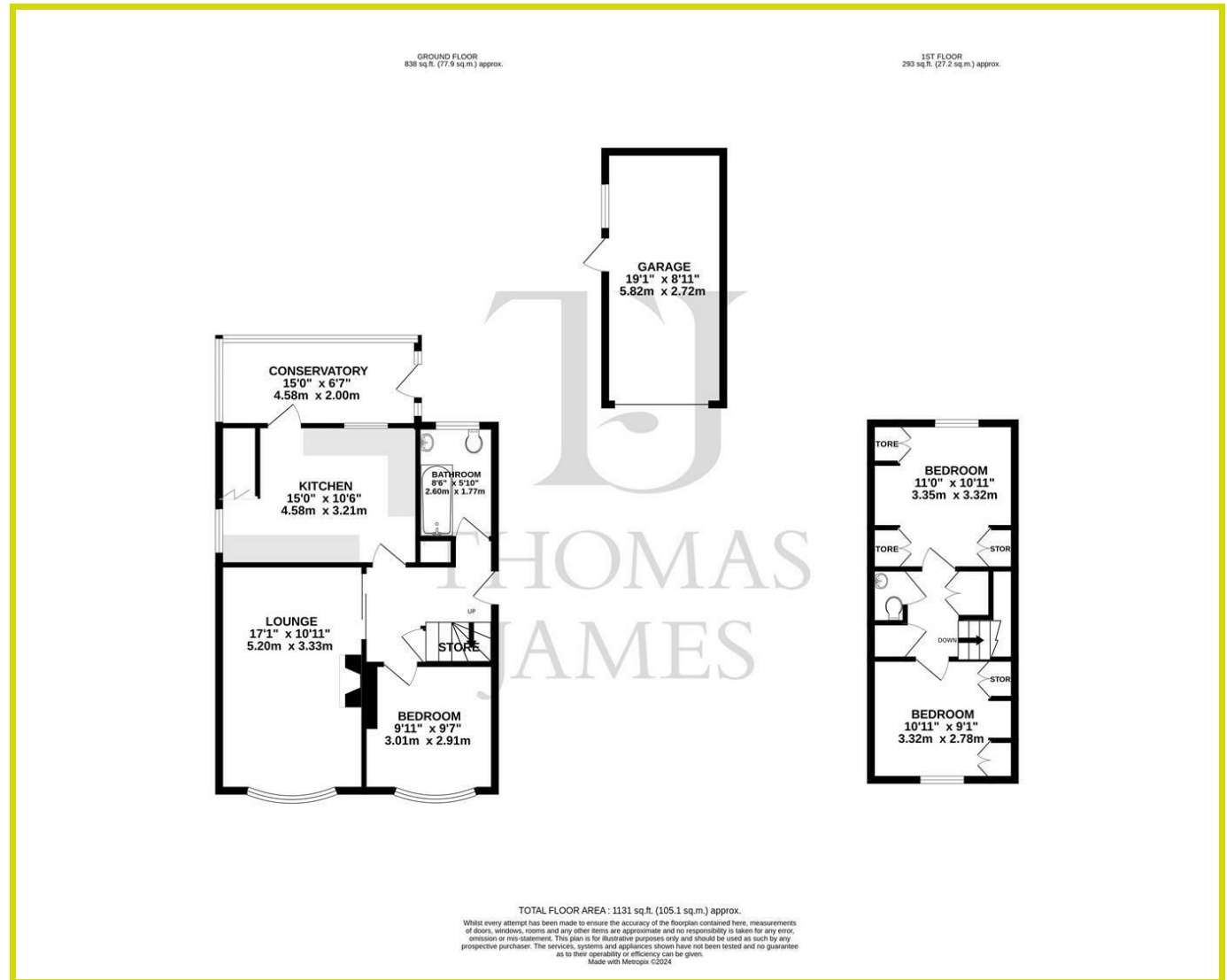
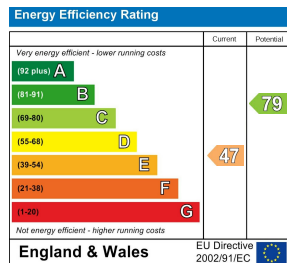


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