



34a Nottingham Road,  
Gotham, NG11 0HG



# 34a Nottingham Road, Gotham, NG11 0HG

This semi detached home provides accommodation arranged over three floors including; an entrance hall, a recently refitted breakfast kitchen, a lounge with French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, two bedrooms, a useful seating area, and the family bathroom on the first floor, and a master bedroom with an en-suite shower room on the second floor.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a garage in a block with a parking space in front, providing off road parking.

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.

Viewing highly recommended.

**Offers Over £300,000**





### **ACCOMMODATION**

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the ground floor cloakroom/wc, the breakfast kitchen, and the lounge.

The breakfast kitchen has been recently refitted with a modern range of wall and base units and square edge work surfaces. There is a Belfast style sink with a mixer tap over, a built in oven with a four ring gas hob and an extractor hood over, plus a built in dishwasher, and fridge/freezer.

The lounge has French doors, with full height windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has a storage cupboard (housing the central heating boiler), and doors into two bedrooms and the family bathroom, which is fitted with a three piece suite. A door leads from the landing, to a seating area, and stairs rise to the second floor.

Situated on the second floor, the dual aspect master bedroom has built in wardrobes, and a fitted en-suite shower room.

### **OUTSIDE**

At the front of the property there is gated access to the garden, which has planted shrub beds, and a pathway leading to the entrance door.

The rear garden includes a decked seating area, a lawned area, and a gravelled bed. With walled and fenced boundaries, the garden has an external tap, and gated access to the side.

The property also has a GARAGE, which is set in a block, with a parking space in front.

### **Council Tax Band**

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,136.38.

### **Referral Arrangement**

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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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(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	



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