



6 East Street,
Gotham, NG11 0HL

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This mid terraced cottage home provides accommodation arranged over three floors including; a lounge, and a kitchen on the ground floor, a bedroom and bathroom on the first floor, plus a loft conversion/bedroom.

Benefiting from gas central heating and double glazing, the property also enjoys an enclosed garden to the rear.

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.

Offered to the market with no upward chain. An ideal first time or investment purchase.

Guide Price £185,000





ACCOMMODATION

The wood entrance door opens directly into the lounge.

The lounge has a window to the front, a radiator, a ceiling light point, an electric stove, and a door giving access to the kitchen.

Fitted with wall and base units, with tiled splash backs and roll edge work surfaces over, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for an under counter fridge and freezer, plus a large Belling oven and hob. There is a storage cupboard, stairs rising to the first floor, a ceiling light point, a window to the rear, and a stable style door opening to the rear garden.

On reaching the first floor, the landing area, currently used as a study/gym, has a window to the rear, a ceiling light point, a radiator, a spiral staircase rising to the loft conversion, and doors into a bedroom, and the bathroom.

The bedroom overlooks the front, and has a radiator, a ceiling light point, and a store cupboard. The bathroom overlooks the rear, has an over stairs storage cupboard, and is fitted with a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc.

The loft conversion has a Velux window, a radiator and wall light points. The wall mounted boiler is also housed here.

OUTSIDE

At the front, the property is flush to the pavement.

The well maintained rear garden is fully enclosed by timber screen fencing and includes; gravelled areas, seating areas, and plant and shrub borders.

(There is access across the garden at the rear, for the movement of bins).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,602.28.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

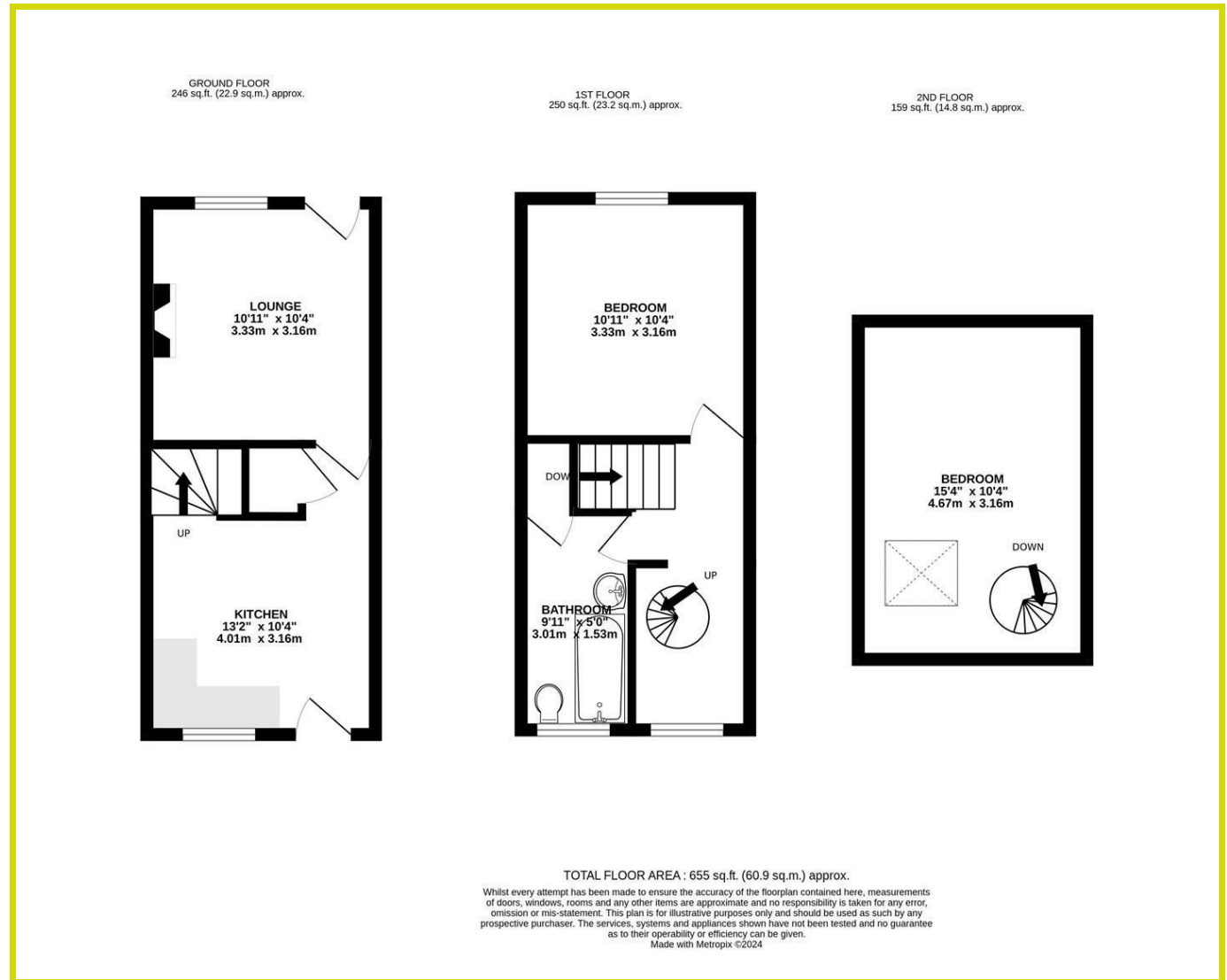
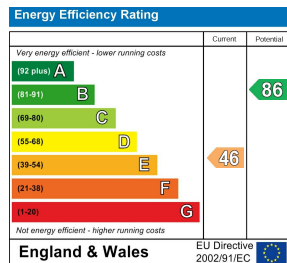


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