



305 Leake Road,  
Gotham, NG11 0LE

**TJ**  
THOMAS  
JAMES

# 305 Leake Road, Gotham, NG11 0LE

**\*\*This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).\*\***

In need of refurbishment throughout, this four bedroom detached property is offered to the market with no upward chain.

**\*\*The property is not suitable for mortgage purposes.\*\***

With scope to be made into the ideal family home, the property offers spacious accommodation, and enjoys good size mature gardens to the rear, further gardens to the front, plus a sweeping driveway providing off road parking. The property benefits from oil fired central heating.

Situated in the popular village of Gotham, the property is close to an excellent range of facilities including shops, schools, public houses and a post office. Main road routes give access to Nottingham, Derby and Leicester, while the East Midlands Parkway station ensures an easy commute to London. Nearby East Midlands airport caters for domestic, international and cargo flights.

**Guide Price\* £400,000**





#### **ACCOMMODATION**

The entrance door opens into the entrance hall, from which stairs rise to the first floor.

On the ground floor, the accommodation includes a dual aspect lounge with an open fireplace (with an original surround), a window to the front, and French doors opening to the rear garden. The breakfast kitchen, has appliances including a fridge, a freezer, a dishwasher, and a double oven, there is also a log burner set in a brick surround, and a feature window overlooking the garden. A sauna/shower room, and a utility room complete the ground floor accommodation.

On the first floor, the galleried landing gives access to four bedrooms (two with built in wardrobes and one with an original fireplace), and the family bathroom.

A loft access hatch with a pull down ladder leads to the useful loft space, which has been boarded and has a Velux window. (Currently no planning consent exists for use as a bedroom).

#### **OUTSIDE**

A sweeping driveway at the front of the property provides off road parking. There is a lawned garden adjacent, with mature trees, and steps up to the entrance door.

There is a large garden to the rear of the property, laid mainly to lawn, with numerous seating areas, established shrubs, and a pond.

#### **Council Tax Band**

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,321.96.

#### **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.

#### **Auctioneer Comments**

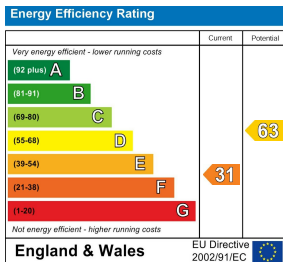
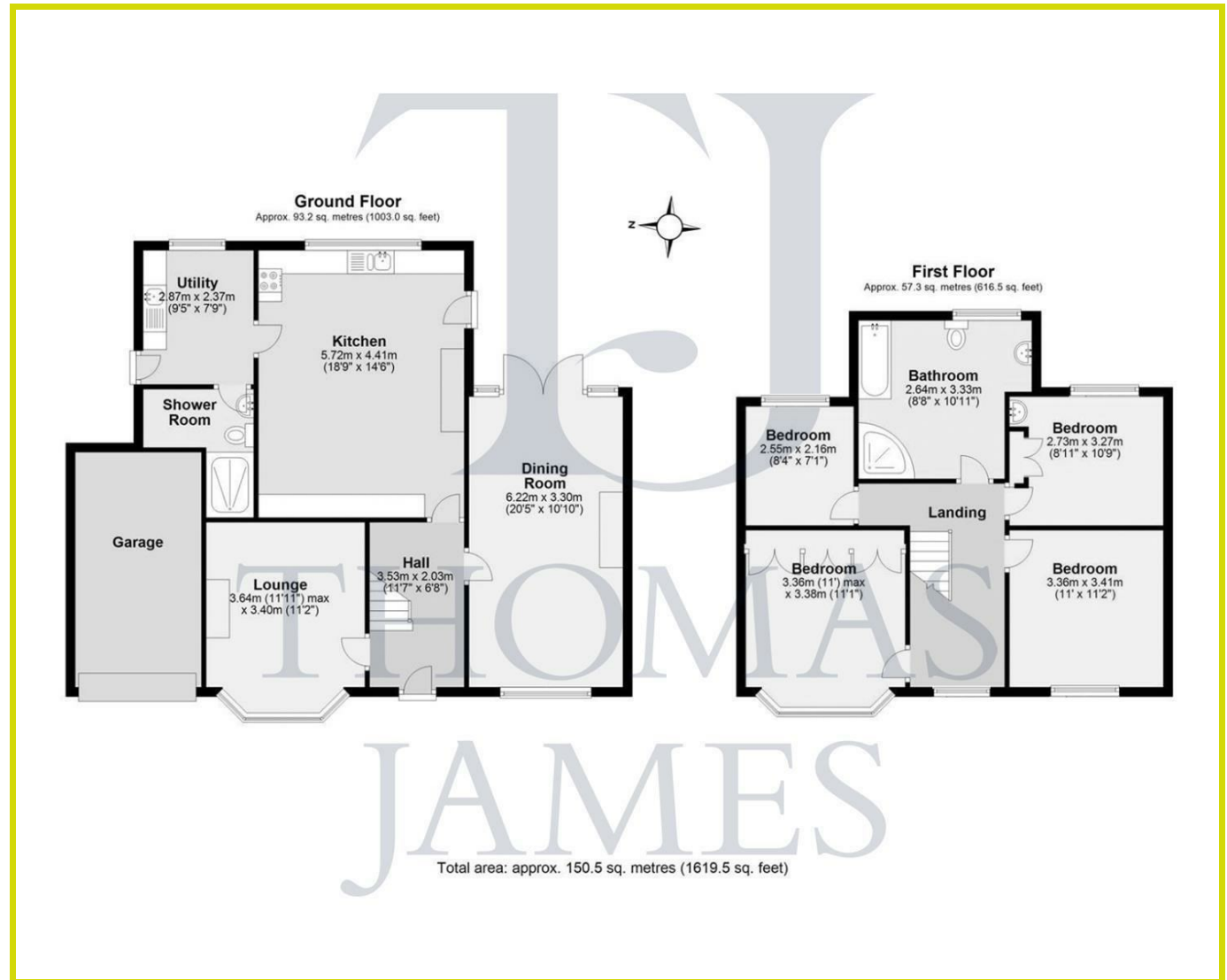
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

