



3 Orchard Street,  
Gotham, NG11 0JP



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This mid terraced cottage home provides accommodation arranged over two floors including; a kitchen, and a lounge with French doors opening to the rear garden on the ground floor, with the first floor landing giving access two bedrooms, both of which have access to the Jack & Jill style bathroom.

Benefiting from gas central heating and double glazing, the property has off road parking for one vehicle to the front, and a low maintenance enclosed garden to the rear, which backs directly on to a private orchard.

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 is recommended.

**Guide Price £245,000**







## ACCOMMODATION

The UPVC entrance door, with a glazed side panel, opens directly into the kitchen.

The kitchen has a range of wall and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for a fridge/freezer, plus a built in electric oven, and a built in electric hob. There is tiled flooring, half height wood panelling to the walls, exposed decorative beams to the ceiling, a ceiling light point, and access to the lounge.

The lounge has wooden effect laminate flooring, exposed decorative beams to the ceiling, an exposed brick fireplace housing a burner, a ceiling light point, a radiator, access to the stairs which rise to the first floor, an under stairs storage area, a double glazed window to the rear, and double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has a ceiling light point, a loft access hatch, and doors into both bedrooms.

Bedroom one has a double glazed window to the rear, a radiator, storage to one side of the chimney breast, and access to the Jack & Jill style bathroom.

The Jack & Jill style bathroom has a P-shaped bath with a waterfall tap and shower over, a wash hand basin with a waterfall tap over, and a wc. There is an obscure double glazed window to the front, tiled flooring, ceiling spot lights, and a heated towel rail.

Completing the accommodation, bedroom two has a double glazed window to the front, a radiator, a ceiling light point, and access to the Jack & Jill style bathroom.

## OUTSIDE

At the front of the property there is parking for one vehicle, and access to the entrance door.

To the rear of the property there is a good size low maintenance garden which includes, an artificial lawned area, and a decked seating area. Enclosed by timber screen fencing, the garden has gated pedestrian access to a local playing field.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,956.66.

## Referral Arrangement Note

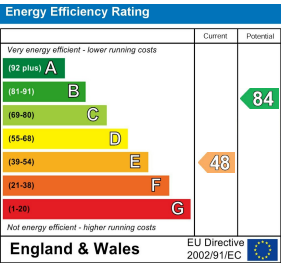
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