

Meadow End

Gotham
Nottingham
NG11 0HP

Guide Price £245,000



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Location



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Video



Contact



0115 841 1155



- Charming cottage
- 3-4 Bedrooms
- In need of refurbishment
- Loft conversion
- Covered patio
- West facing garden
- Outbuilding
- Garage
- Tenure - Freehold
- Council tax - Band C



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A charming cottage tucked away in the sought-after village of Gotham. This characterful cottage presents a wonderful opportunity for buyers looking to create their dream home. Offering accommodation arranged over three floors, this spacious property retains plenty of charm and potential throughout and is ready for sympathetic refurbishment.

The ground floor features a bright and welcoming living room with a bay window and fireplace, leading through to a separate dining with access to the garden and kitchen.

On the first floor, there are three bedrooms, a family bathroom, and a separate WC, offering flexible options for family living or guest accommodation.

The second floor is home to a generous principal bedroom, providing a private retreat with ample space for a seating or dressing area.

Outside, the cottage enjoys a large, covered patio, ideal for outdoor dining and entertaining, opening onto a west-facing garden that captures the afternoon and evening sun. A garage and outbuilding to the rear offer excellent storage or workshop potential.





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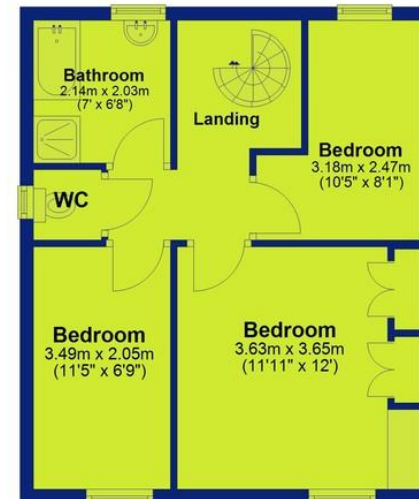
Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



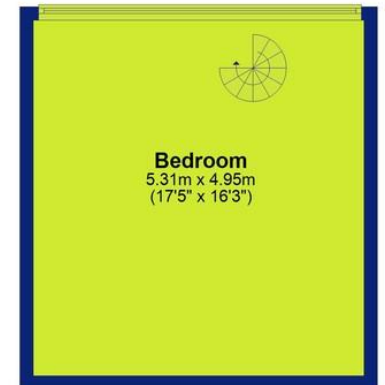
First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Second Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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