



Smiths
your property experts

Wodehouse Avenue

Gotham

- No upward chain
- Delightful semi-detached family home
- Situated in the well-served village of Gotham
- Light-filled bay-fronted sitting room
- Generous dining, kitchen, and a useful pantry
- Three good-sized bedrooms and a family bathroom
- Private driveway set behind fencing to the front
- Secure south-westerly facing gardens

General Description

Smiths Property Experts offer to the market, with no upward chain, this delightful three-bedroom semi-detached home on the edge of open countryside in the well-served Rushcliffe village of Gotham.

The spacious living accommodation offers an excellent layout that extends to approximately 908 square feet. Situated in a generous plot, there is a block paved private driveway, low maintenance front and south-westerly facing rear gardens.





The Property

Benefitting from UPVC double glazing and gas central heating throughout, the property is presented in good and immediately habitable condition. There is scope to modernise and add value should the eventual purchaser wish.

The internal layout is excellent, extending to 908 square feet and with accommodation over two floors, expect to find in brief an entrance hall with a cloak cupboard, a bay fronted sitting room, a dining kitchen with a useful pantry, a downstairs WC, and a garden room to the rear.

Upstairs are three good-sized bedrooms and a family bathroom laid out around a central light-filled landing.

The Outside

The property is set back behind fencing from the quiet and mature residential street, with a block-paved driveway and low-maintenance front gardens. There is a substantial timber shed to the left-hand side, and to the rear are secure south-westerly facing rear gardens.





The Location

The village is home to several amenities, including a well-regarded public house, village shop, and primary school. There is a well-serviced bus route to Nottingham and beautiful countryside walks. The Nottingham City tram line is just 2 miles away. The neighbouring village of East Leake has a fantastic array of amenities, including Rushcliffe Golf Club.

Property Information

EPC Rating: D.

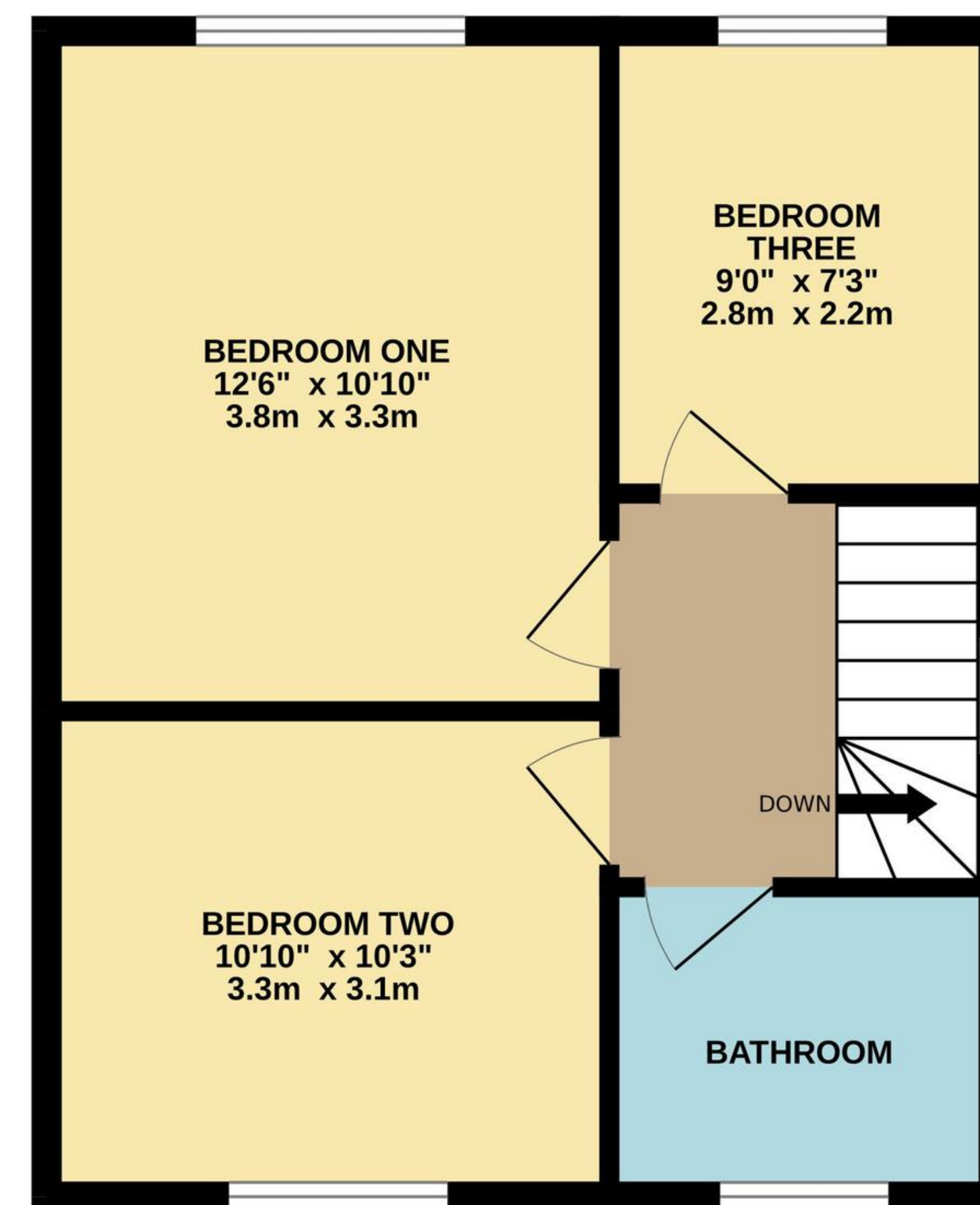
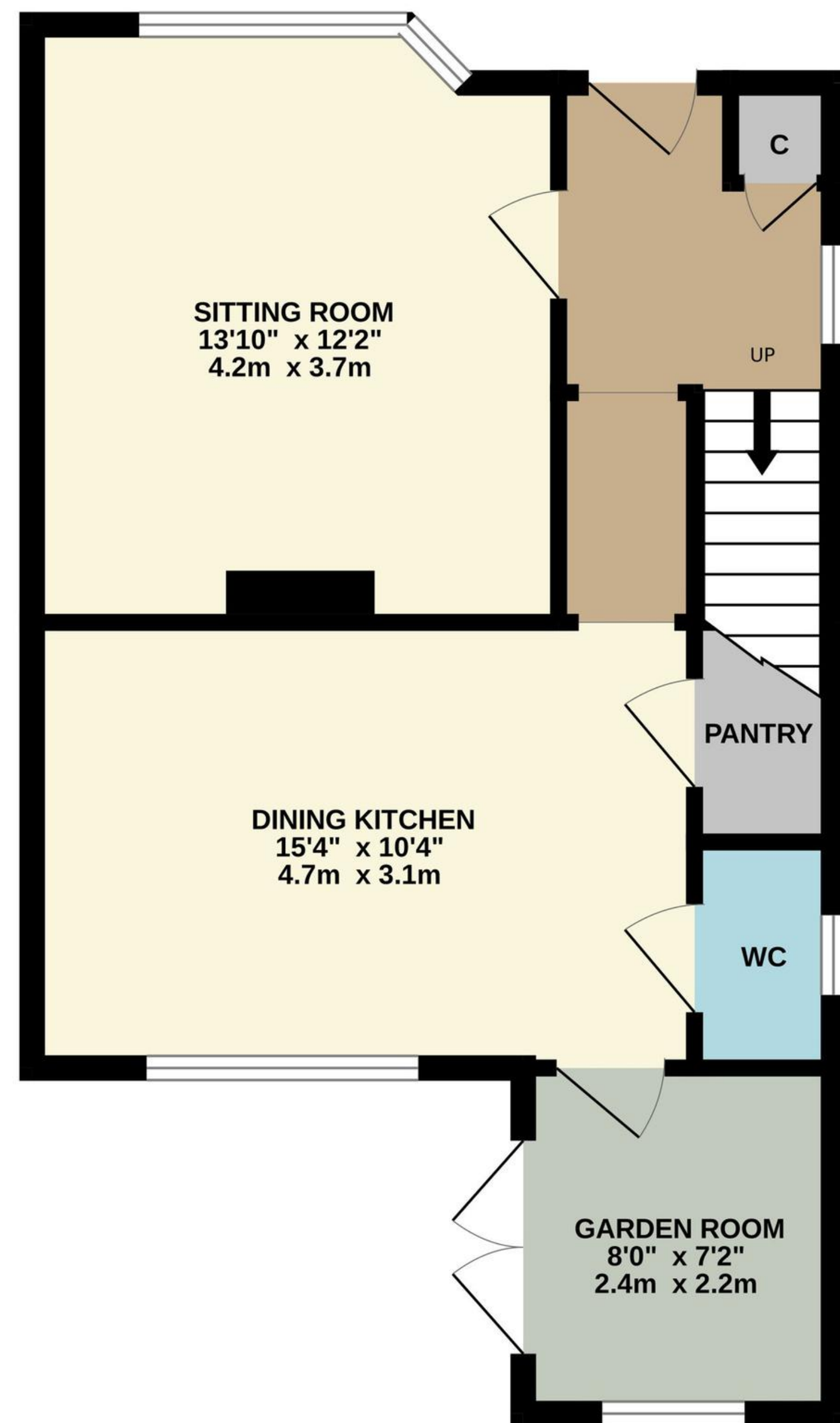
Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



