

Fairham Avenue

Gotham, Nottingham, NG11 0JB

John 
German





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Offers In Excess Of £325,000

A photograph of a modernized rear garden. In the foreground, there is a large wooden deck with a glass-topped dining table and four chairs. To the right, there is a large, dark brown wicker sofa. In the center, there is a small lawn area with a few decorative statues. The garden is enclosed by a dark brown wooden fence. In the background, there are other houses and a blue sky with some clouds.

A perfect downsizing opportunity to move to a “turnkey” home which has been recently modernised throughout, nestled at the bottom of a quiet cul-de-sac, situated in a picturesque village location, offering beautifully presented and spacious accommodation, low maintenance private rear garden, single garage and ample driveway.

This property would make an ideal downsize however could also suit professional couples or small families.

The property within easy reach of a range of local amenities including St. Lawrence Church, Gotham Primary School, pub/restaurants and convenience stores. There is an abundance of green spaces for walking or cycling around the village and in the nearby countryside.

The nearby conurbation of East Leake (approx. 3.5 miles away) provides further amenities including secondary schools, leisure facilities, eateries and plenty of independent shops and boutiques.

Public transport is well catered for by regular bus service; commuter access to the M1, M42 and A453 is excellent. East Midlands Parkway, which offers links to London and Edinburgh, is only 10 minutes away by car. East Midlands Airport is approximately 15 minutes away by car.

Accommodation comprises; two double bedrooms, refurbished shower room, utility room, open plan L-shaped lounge/dining room, and modernised kitchen.

Externally, the garden is a wonderful size, low maintenance and very private, laid to lawn with attractive shrub and perennial borders, and a raised deck which is the perfect place to relax or entertain. The utility room and garage are accessed via personnel door from the garden or via the driveway to the front of the property, which provides parking for three vehicles comfortably.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

AI staging may have been used in some images.

Property construction: Standard

Parking: Garage & driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D

*This information needs to be checked by the buyer's solicitor prior to completion.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02092026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾
104.6 m²
1125 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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