

# Wallace Street

Gotham, Nottingham, NG11 0HJ



A beautifully presented two-bedroom terraced home, thoughtfully maintained and enhanced including a recently installed kitchen and bathroom. The property offers stylish, comfortable living in excellent condition throughout, offered with no upward chain.

£230,000



This beautiful home would make an ideal purchase for first time buyers, professional couples or downsizers.

The property is located within easy reach of a range of local amenities including a GP surgery (approx. 100 metres away), St. Lawrence Church, pub/restaurants and convenience stores, along with plenty of green spaces for walking and cycling and 2 miles to a tram stop.

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

Accommodation comprises; two bedrooms, family bathroom, dining room, lounge, kitchen/diner, loft space.

Externally, the property boasts a generous south-west facing rear garden, designed to make the most of the afternoon and evening sun. A pathway runs the length of the garden leading to a useful shed at the far end, while a small pond and dedicated seating area create a peaceful focal point. Attached to the house, a remote-controlled extendable awning provides welcome shade, enhancing the space for outdoor dining and relaxation. The property has recently been re-roofed and a roof window fitted.

**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.

**Property construction:** Standard

**Parking:** On street

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA24022026

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

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#### Agents' Notes

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