

Curzon Street

Gotham, Nottingham, NG11 0HQ



A well-presented, extended home in good condition throughout, sitting on a private corner plot, offering a beautifully maintained south facing rear garden, ample living space, single garage and driveway, being sold with no onward chain.

£300,000



John German 

This property would make an ideal purchase for professional couples or downsizers.

The property is located on a quiet road and within easy reach of a range of local amenities including St. Lawrence Church, Gotham Primary School, doctors surgery, pub/restaurants and convenience stores.

The nearby conurbation of East Leake (approx. 3.5 miles away) offers a further range of excellent amenities, including medical facilities, a library, and a variety of independent shops. A Co-op supermarket, bakery and Post Office are all within easy reach, alongside a selection of well-regarded coffee shops, pubs and eateries.

Public transport is well catered for by regular bus service; commuter access to the M1 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 bedrooms, shower room, dining room and extended lounge and kitchen.

Externally, the south facing rear garden is of good size, very private and beautifully maintained with a range of mature plants, lawn and landscaping. Access to the garage is via personnel door from the rear garden or to the side of the property, via electric up-and-over door. The property's boundary extends to the front, providing private separation from the road and has potential to be turned into a further garden or driveway. On street parking is easily available for residents and visitors.

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: Garage & 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: Cable

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 C

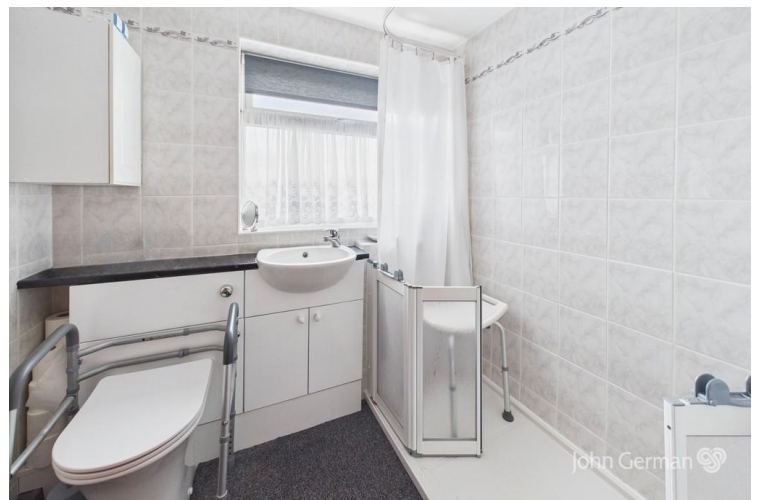
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA01012026

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.

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.







AWAITING EPC MEDIA



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS
01509 856006
eastleake@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent