

The Rushes

Gotham, Nottingham, NG11 0HY

John
German



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£225,000

An exciting & rare opportunity to acquire this substantial detached family home occupying a generous corner plot, in need of complete refurbishment and upgrade throughout offered with no upward chain, featuring an impressive 28ft open plan lounge/dining area and substantial parking.

Situated in a highly sought after village of Gotham is this three bedroom detached that is in need of complete refurbishment, offered with no upward chain.

A storm porch leads you to the light and spacious entrance hall with stairs to first floor. The impressive sized 28' x 12' lounge/dining room leads through to a sun room which in turn leads to the rear garden. The kitchen is a dual aspect room with some remaining cupboards and has doors to the garage and utility area.

On the first floor are three bedrooms, two of which are good double rooms, and a family bathroom with adjacent separate w.c.

Set on a good sized plot, a block paved driveway offers plenty of parking to the front and a garage with roller door. Side access leads to the rear garden that offers excellent scope for improvement.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

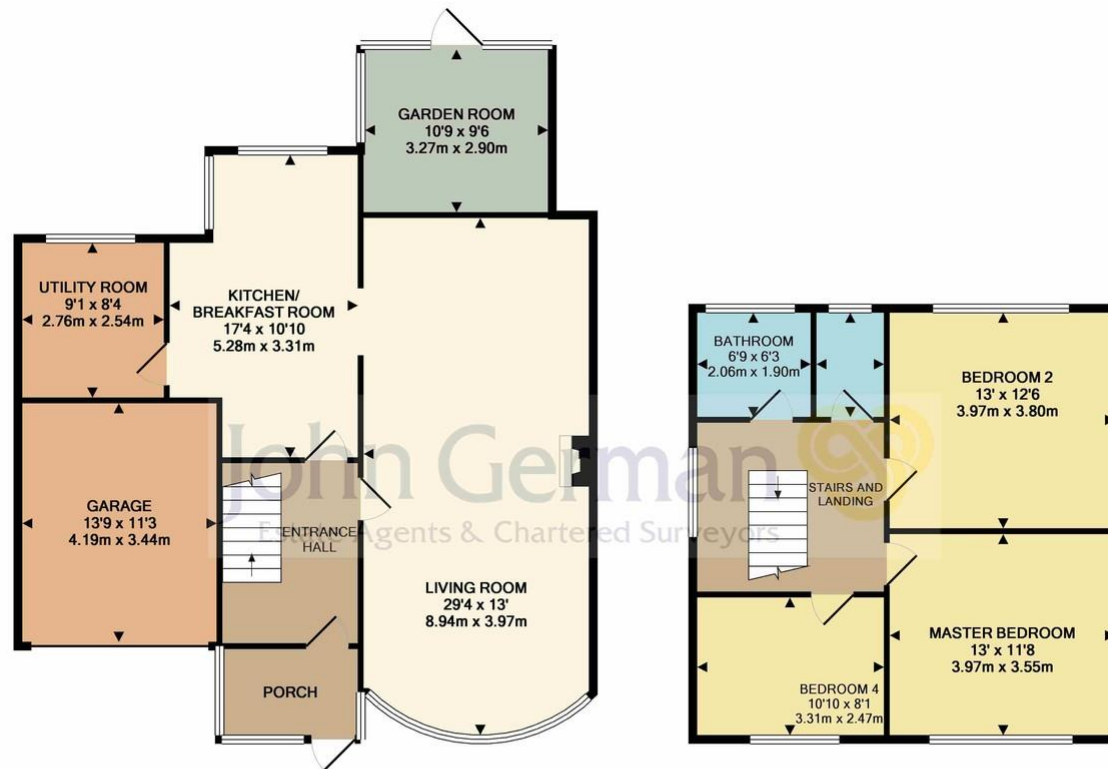
Useful Websites: www.environment-agency.co.uk

www.rushcliffe.gov.uk

Our Ref: JGA/040419







TOTAL APPROX. FLOOR AREA 1569 SQ.FT. (145.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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.

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AWAITING EPC MEDIA

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