



**Smiths**  
your property experts

# Nottingham Road

## Gotham

- No upward chain
- Pretty cottage in early Victorian style and period
- Excellent first-time buy or buy-to-let purchase
- Two good-sized bedrooms and a family bathroom
- Gated driveway with off-road parking for multiple vehicles
- Generous gardens laid mainly to lawn
- uPVC double glazing throughout
- Well-regarded village with amenities and transport links

## General Description

Smiths Property Experts offer this pretty cottage in early Victorian style and period to the market with no upward chain. The property occupies a corner plot with a large private driveway in the well-regarded Rushcliffe village of Gotham. It requires internal modernisation but would make an excellent first-time buy or buy-to-let purchase.

## The Location

The village has several amenities, including a well-thought-out public house, a village shop, and a primary school. There is a well-serviced bus route to Nottingham and beautiful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including secondary schooling and Rushcliffe Golf Club.





## The Property

Internally, the accommodation is laid across two floors extending to approximately 684 square feet, with uPVC double glazing throughout. There are two bedrooms upstairs. The ground floor has a super main sitting room, kitchen/breakfast room, rear lobby with a potential utility area, and a family bathroom. The property is available with no upward chain and vacant possession.

## The Outside

Occupying a prominent central position in this excellent village, the cottage is full of charm and character. To the front and side of the main house, there are large gardens laid mainly to lawn, and to the rear, a large, gated driveway with off-road parking for multiple vehicles.

## Property Information

EPC Rating: F.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.



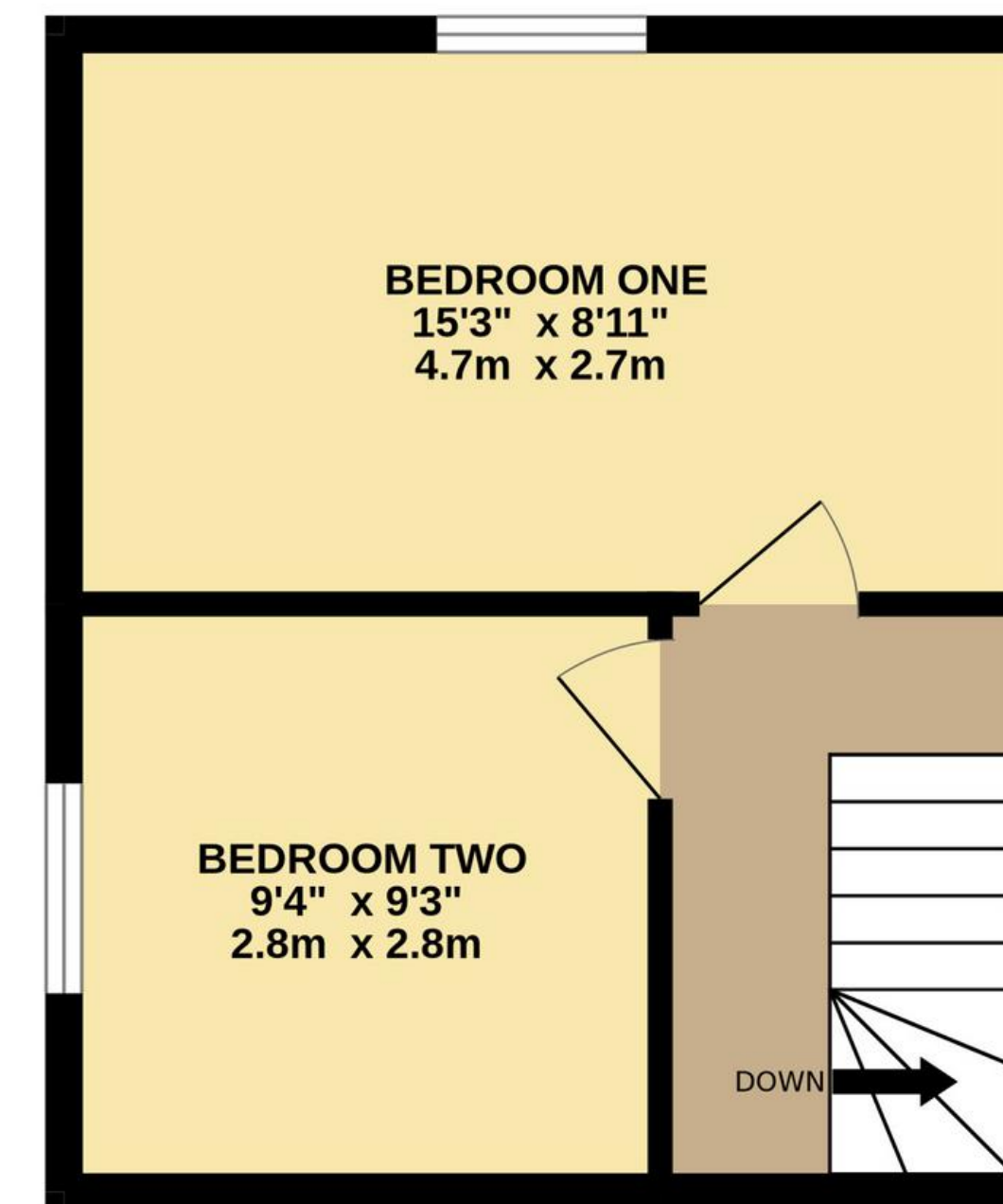
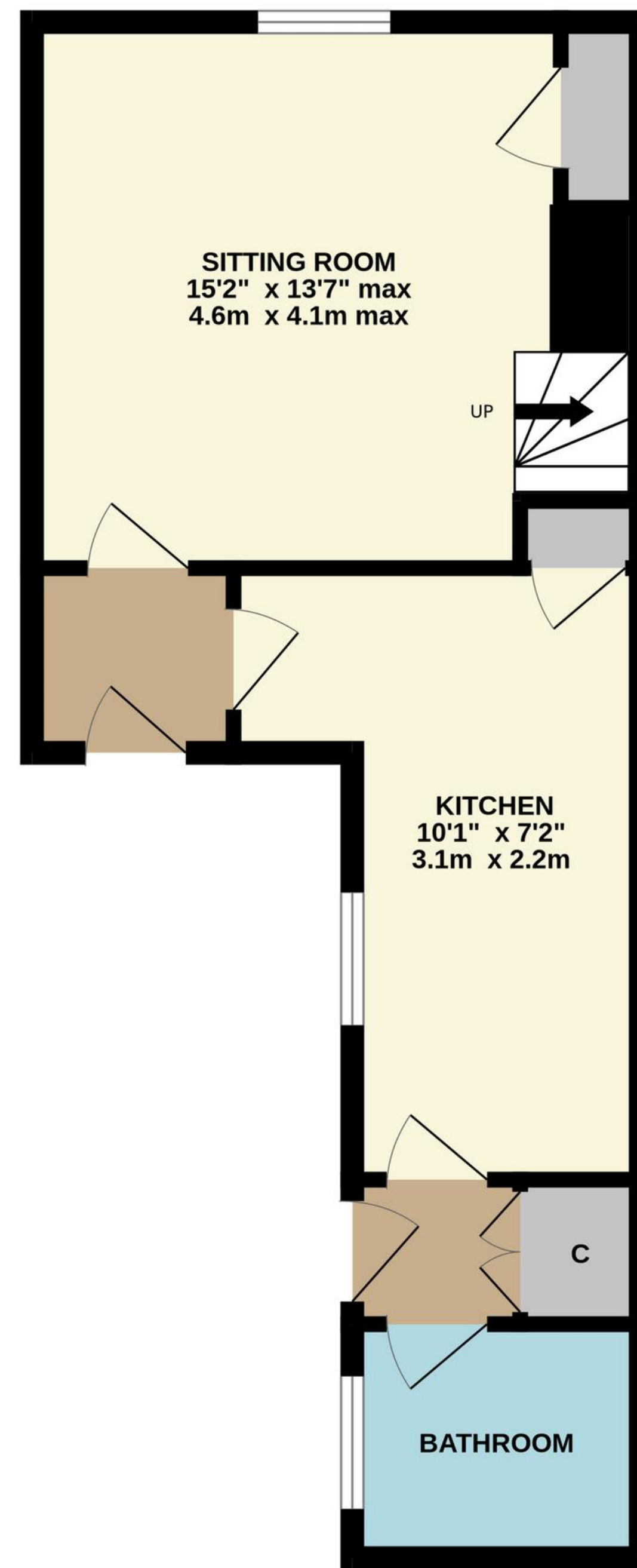


### Important Information

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.

### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 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.  
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NO PARKING  
24HR ACCESS  
REQUIRED  
AT ALL TIMES