



# The Rushes

Gotham, Nottingham, NG11 0HY



John German 




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A wonderfully charming character cottage with large garden, wood burner and outbuildings, situated on a quiet road within easy reach of local amenities and transport links, being sold with no onward chain.

Offers In Region Of £190,000



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This property would make an ideal purchase for first time buyers, downsizers or landlords.

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

Public transport is well catered for by regular bus service; commuter access to the M1 and A453 is excellent.

The double glazed accommodation comprises; one bedroom, bathroom, lounge/diner and kitchen.

Externally, the garden is of excellent size and beautifully planted; there is a right of way (as is common in terrace homes) with the neighbouring property. Three outbuildings are located on the right-hand side of the property on a commonly shared twitchel. On street parking is readily available.

Satellite TV and fibre broadband are available to the area.

**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:** Traditional

**Parking:** On road

**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 A

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

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

**Our Ref:** JGa/14112024

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AWAITING EPC MEDIA



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#### Agents' Notes

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#### Referral Fees

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