

# The Rushes

Gotham, Nottingham, NG11 0HY



John German



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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Approximate total area<sup>(1)</sup>

446.38 ft<sup>2</sup>

41.47 m<sup>2</sup>



<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Agents' Notes**  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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