

Chadborn Avenue

Gotham, Nottingham, NG11 0HT



A wonderfully spacious, beautifully appointed bungalow, sitting on a corner plot with a large, mature, well planted and beautifully maintained garden, nestled at the top of a highly sought after cul-de-sac, less than half a mile from the village centre.

£325,000



John German

This superb home would make a fantastic purchase for professional couples or those wishing to downsize.

The property is located within easy reach of a range of local amenities including St. Lawrence Church, pub/restaurants and convenience stores, along with plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service in to Nottingham and Loughborough; commuter access to the M1 and A453 is excellent. East Midlands Parkway Station is only 10 minutes away by car and offers links to London. East Midlands Airport is approximately 15 minutes away by car.

Accommodation comprises; two double bedrooms, modern shower room, lounge, modern kitchen and conservatory.

Externally, the garden is of excellent size, incredibly private and beautifully maintained. The single garage can be accessed via a side door from the garden or via the driveway, which itself can accommodate two vehicles comfortably underneath a handy car port. The access ramp to the front of the property is a temporary structure and can be removed with ease.

For further information on the solar panels, we can provide the seller's pack upon request.

To view this superb home, please contact John German East Leake office.

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: Drive & garage

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 D

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

Our Ref: JGA/01072025

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 AMLID 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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