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



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 a way by car and offers links to London. East Midlands Airport is approximately 15 minutes a way by car.

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

Externally, the garden is of excellentsize, 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 Ofcomlink https://checker.ofcom.org.uk/ Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band D Useful Websites: www.gov.uk/government/organisations/environment-

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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.

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John German 🧐





Agents' Notes
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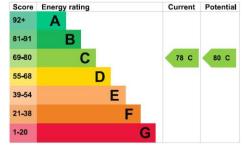
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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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