

Pygall Avenue

Gotham, Nottingham, NG11 0JW



A fantastically positioned home offering open views into nearby woodlands and countryside, with a wealth of potential to extend (subject to permissions) and modernise, south facing rear garden, single garage and ample driveway, being sold with no onward chain.

Offers In Excess Of £280,000



John German 

Externally, the garden is south facing with views over open countryside, predominantly laid to lawn with mature borders and paved patio seating area. The single garage at the side of the property offers plentiful storage while the driveway provides plentiful parking.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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.

0.5 m²

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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