1 Hall Drive,
Gotham, NG11 0JT

THOMAS JAMES

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This detached bungalow provides accommodation including an entrance hall, a lounge, a kitchen, two bedrooms and a bathroom.

Benefiting from gas central heating and double glazing, the property occupies a good size corner plot, with gardens to three sides, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Offered to the market with no upward chain, the property requires refurbishment throughout.

Viewing is recommended.

Guide Price £265,000

ACCOMMODATION
The UPVC entrance door opens to the entrance hall. The entrance hall has a radiator, a ceiling light point, and doors into both bedrooms, the lounge, the kitchen, and the bathroom.

The lounge has windows to the front and side, two radiators, a ceiling light point, and a gas fireplace (capped off).

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, and space for a freestanding oven and hob. This dual aspect room has windows to the front and rear, a wall mounted combination boiler, a radiator, a ceiling light point, and a door opening to the rear.

The bathroom is fitted with a panelled bath with an electric shower over, a pedestal wash hand basin, and a low flush wc. There is a window to the rear, a ceiling light point, and an extractor fan.

Bedroom one has a window to the front, a radiator, and a ceiling light point. Bedroom two has a radiator, a ceiling light point, and sliding patio doors opening to the garden.

OUTSIDE
The property occupies a large corner plot, with gardens to three sides, with lawned areas, mature shrubs and plants, and walled and fenced boundaries.

At the front, there is wrought iron pedestrian gated access to the pathway leading to the entrance door.

A timber lean-to at the rear is accessed via the garden. The garden also houses a shed (with power and light connected from the house), and a greenhouse.

The GARAGE has wooden doors to the front, and a pedestrian door to the rear garden.

Council Tax Band
Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,136.38.

Referral Arrangement Note
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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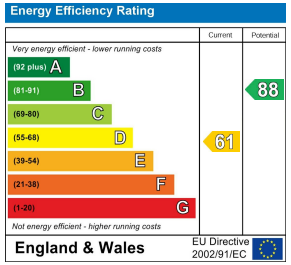

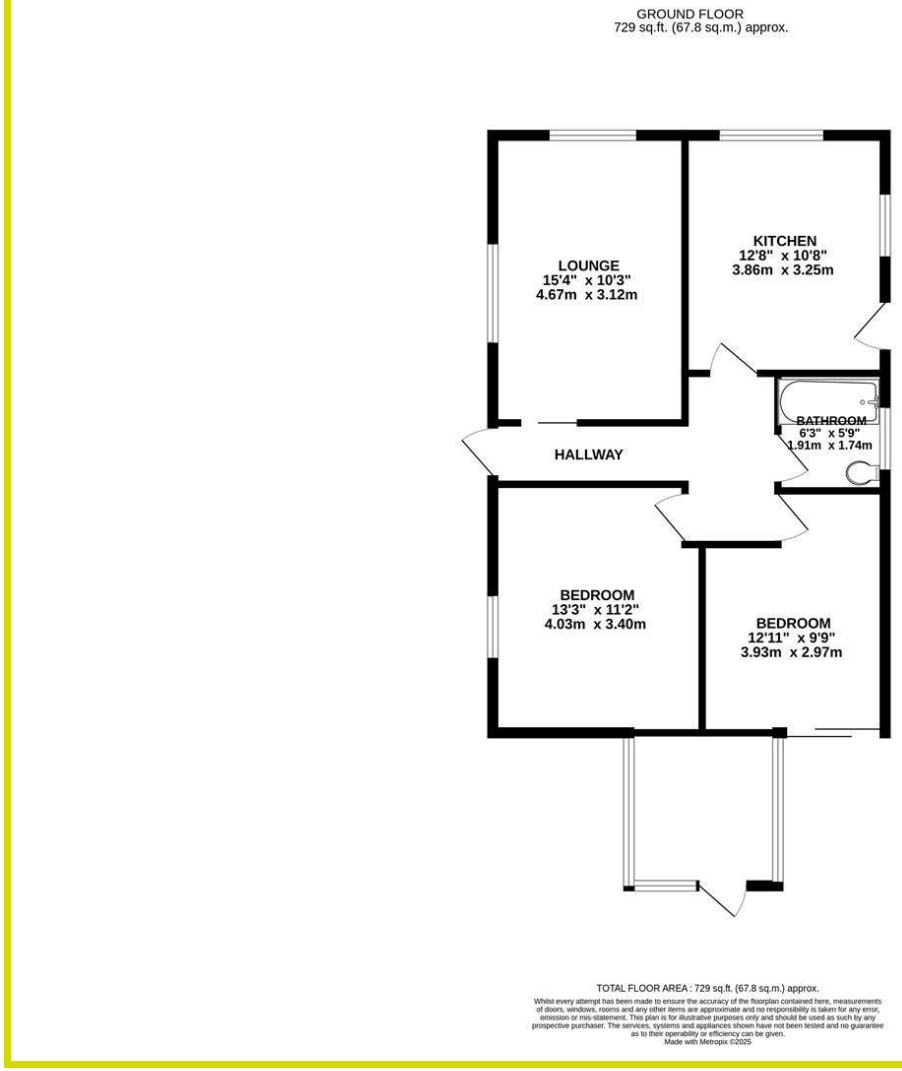

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The Property Ombudsman