



23 Meadow End,  
Gotham, NG11 0HP

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Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Subject to a reserve price, Buyers Fees apply.

A charming cottage set in the sought after village of Gotham

On the ground floor the property has a lounge with a bay window leading through to a separate dining room, giving access to the garden and the kitchen,

Staircase to the first floor with three bedrooms, a family bathroom and a separate wc

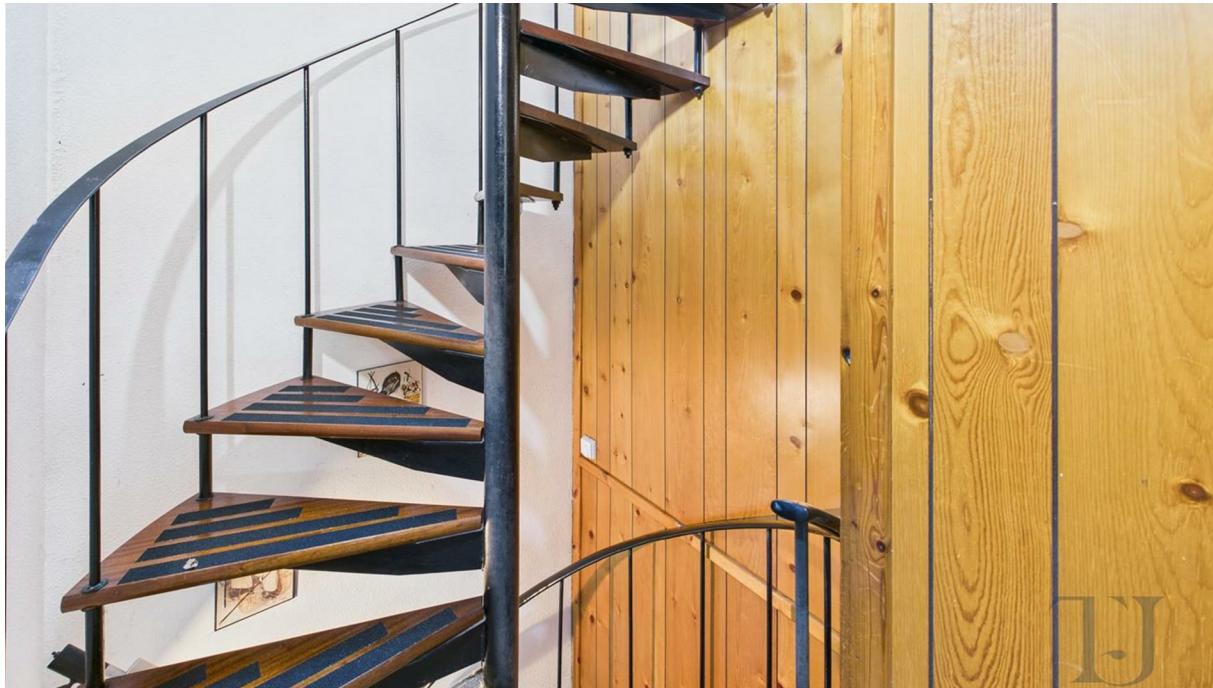
On the second floor has a generous bedroom.

Outside there is a large covered west facing patio area, enclosed rear garden,

A shared driveway and garage.

By Auction £230,000





#### ACCOMMODATION

The UPVC entrance door opens into the entrance porch. The entrance porch has a wood entrance door opening directly into the lounge.

The lounge has a bay window to the front, a radiator, brick open fireplace, exposed beams, ceiling lights points, and gives access to the dining area.

The dining area has a bay window to the front, a radiator, exposed beams, and wall lighting.

Sliding patio doors open to an additional reception room which has a spiral staircase rising to the first floor, exposed beams, a radiator, a door into the kitchen, and sliding patio doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a double oven. There is a storage cupboard, and exposed beams.

On reaching the first floor, the landing has a spiral staircase rising to the second floor, and doors into three bedrooms, the bathroom, and the separate wc.

Bedroom one has a window to the front, a radiator, a ceiling light point, a dressing table, and a range of built in wardrobes.

Bedroom three has a window to the front, a radiator, exposed beams, and built in wardrobes.

The wc has a wc, and a single glazed window to the side.

The bathroom has a small bath, a shower cubicle, and a wash hand basin. There is a window to the rear, exposed beams, spot lighting, part tiling to the walls, a heated towel rail, and a medicine cabinet.

The final bedroom on the first floor has a window to the rear, a radiator, and built in wardrobes. The Baxi boiler is housed here.

The second floor room (previously used as a bedroom) has two double glazed window, three ceiling light points, and wooden flooring.

#### OUTSIDE

At the front of the property there is gated access to a small courtyard, which in turn gives access to the entrance porch.

There is a good size rear garden laid mainly to lawn, with shrubs and hedges, and a feature pergola. The garden also houses a shed, and has access to the front, and to the GARAGE.

#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,236.19.

#### AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

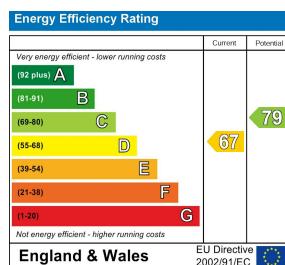
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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