



6 Fairham Avenue,
Gotham, NG11 0JB

TJ
THOMAS
JAMES

6 Fairham Avenue, Gotham, NG11 0JB

This link-detached bungalow provides versatile and immaculately well presented accommodation including: an entrance hallway, a lounge/dining area with French doors opening to the rear garden, a breakfast kitchen, two bedrooms (one with built in wardrobes), and a fitted shower room.

Benefiting from gas central heating with a combination boiler, and UPVC double glazing, the property has well maintained gardens to the rear, a low maintenance garden to front, plus a block paved driveway providing off road parking for up to two vehicles. The single garage is currently used for storage.

Situated in a pleasant cul-de-sac, 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.

Viewing is recommended.

Guide Price £365,000





ACCOMMODATION

The UPVC entrance door (with glazed side panels) opens to the entrance hallway. The entrance hallway has a radiator, ceiling light points, coving, two storage cupboards (one housing the Worcester Bosch boiler, and one with shelving), and doors into both bedrooms, the lounge/dining area, and the shower room.

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

Bedroom two has a window to the rear, a radiator, a ceiling light point, coving, and a loft hatch with a pull down ladder (giving access to the boarded loft space above, with light).

The shower room has a large shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is a window to the rear, a storage unit, a built in mirror, a ceiling light point, a radiator, and vinyl floor covering.

The lounge has a large feature window to the front, a further high window to the side, a brick fireplace (with space for a gas fire) coving, and open access to the dining area. The dining area has coving, a radiator, an open archway to the breakfast kitchen, and French doors opening out to the rear garden.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, a 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, and a four ring electric hob. There is a radiator, spot lighting, tiled flooring, fully tiled walls, and a UPVC door opening out to the rear garden (via a covered passage).

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the side, and to the SINGLE GARAGE (Used currently for storage, with an up and over door, and a pedestrian door to the rear garden). There is a low maintenance garden area adjacent, laid to gravelled beds, with a walled boundary.

There is a well maintained garden to the rear of the property which includes; a patio seating area, and plant borders. The garden has an external tap, and houses a shed.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,515.70.

Referral Arrangement Note

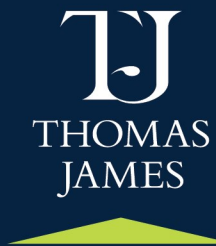
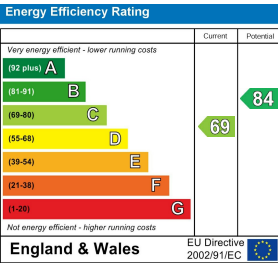
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

