



Smiths
your property experts

Curzon Street

Gotham

- No upward chain
- Detached three-bedroom bungalow
- Located in a quiet residential location
- Ready for cosmetic upgrading throughout
- Kitchen/diner and a lovely sitting room
- Private driveway and a covered carport
- Generous plot with front and rear gardens
- Local public house and a village shop

General Description

Smiths Property Experts offer to the market, with no upward chain, this detached bungalow set in a quiet residential location. The property is within easy walking distance of amenities and a bus route in the Rushcliffe village of Gotham.

The spacious living accommodation extends to approximately 931 square feet. Situated in a generous plot, there are lawned front and rear gardens, and a private driveway.





The Property

The property is in habitable condition, although it would benefit from cosmetic upgrading throughout, with potential to add considerable value. Subject to the necessary planning consents, the property could even be extended by the eventual purchaser.

A bright entrance hall, in turn, gives access to the accommodation, comprising, in brief, three good-sized bedrooms (one with built-in wardrobes), a family bathroom, a utility/boot room, a lovely sitting room, and a generous kitchen/diner.

The Outside

The property is set back behind mature gardens and has a private driveway and covered carport to the front. To the rear are private lawned gardens with a large patio terrace to the immediate rear of the property and evergreen shrubbery to the rear.





The Location

The village is home to several amenities, including a well-regarded public house, village shop, and primary school. There is a well-serviced bus route to Nottingham and beautiful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including Rushcliffe Golf Club.

Property Information

EPC Rating: C.

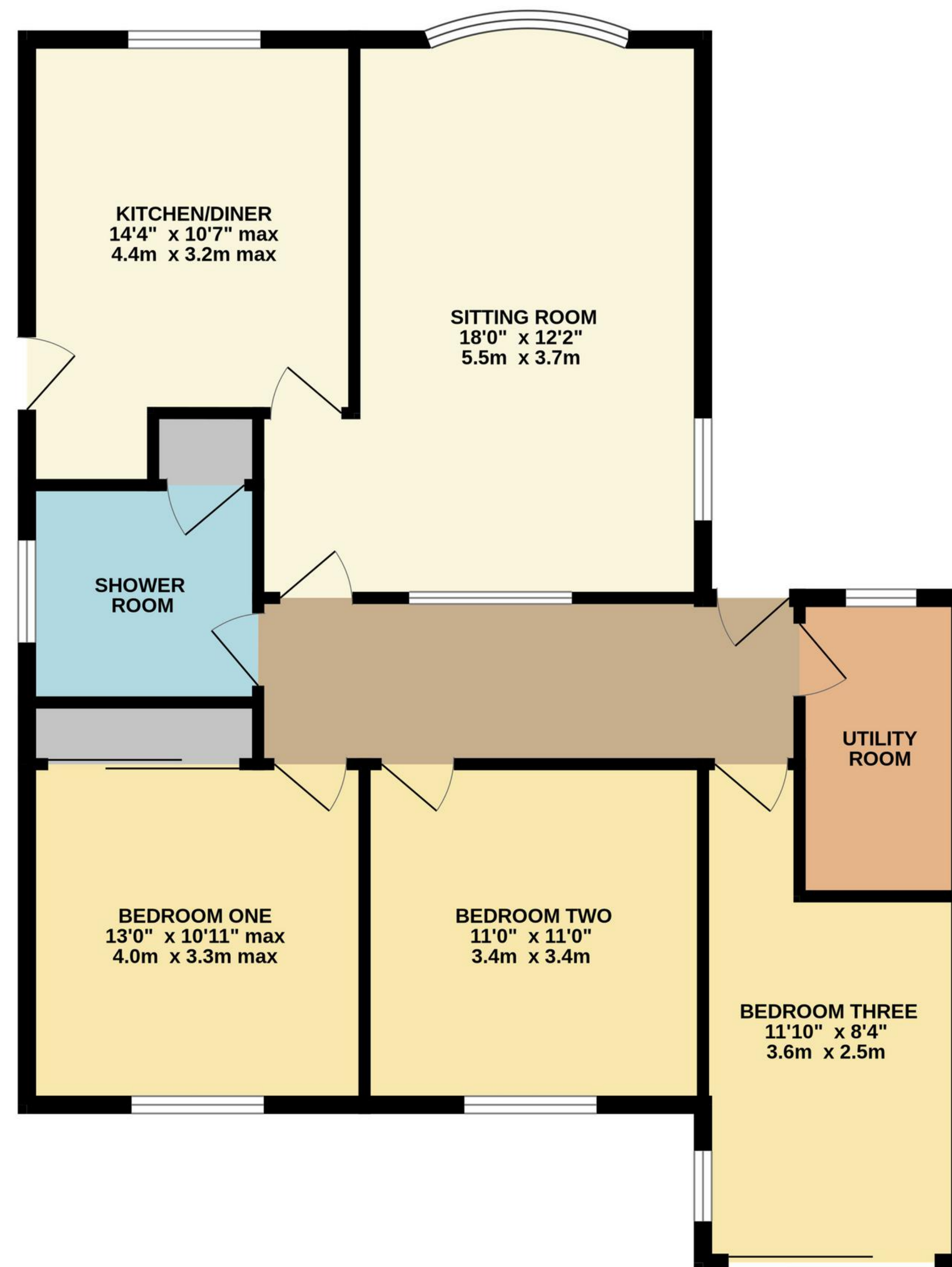
Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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