

3 Glapton Road

Nottingham
NG2 2FF

Offers in Excess of £180,000



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Location



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Video



Contact



0115 841 1155



- No chain, ready to move straight into!
- Two-bedroom mid terraced home
- Two reception rooms
- Family bathroom
- Courtyard style rear garden
- Short walk to West Bridgford and Nottingham town centre
- Close to local amenities and transport links
- Viewing essential
- Council Tax Band - A
- Tenure - Freehold



3 Glapton Road, , Nottingham, NG2 2FF

Key Features

A great opportunity to acquire this charming two-bedroom terrace property nestled in the up and coming area, The Meadows. Perfect for first-time buyers, downsizers, or astute investors, this residence boasts a prime location within walking distance of the local tram stop, granting seamless access to the city centre, as well as the vibrant coffee shops, bars, and restaurants of West Bridgford. With the potential for minor cosmetic enhancements, this property offers an ideal canvas for those seeking to personalise their living space.

Upon entry, the property unfolds into a welcoming lounge area, adorned with a front-facing window, offering ample natural light. A focal point fireplace adds character, while a doorway provides convenient access to the staircase leading to the first floor. Continuing through, a doorway leads to the dining room, complemented by a staircase cupboard and a window overlooking the rear elevation. The adjacent kitchen boasts an array of wall and base units, complete with built-in oven, hob, and extractor, along with provision for a fridge freezer. This inviting space also accommodates the boiler and provides access to both the courtyard and beer garden areas.

Ascending to the first floor, a landing area offers access to the roof space and leads to the principal bedroom positioned at the front of the property. A generously sized second bedroom awaits, featuring an original cast iron fireplace and a rear-facing window. Additional storage is conveniently accessed through a doorway, before leading to the bathroom, appointed with a three-piece white suite.

The rear of the property reveals an enclosed courtyard, featuring a charming combination of gravel and blue brick pathways. A security gate ensures privacy and security, while providing access to the rear alleyway and the brick-built lean-to outbuildings.



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Ground Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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