

18 Woolmer Road

Nottingham
NG2 2FB

Guide Price £250,000



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0115 841 1155



- Four-bedroom mid-terraced home
- Accommodation across three floors
- Two reception rooms
- Family bathroom
- On street parking
- Close to West Bridgford and Nottingham City Centre
- Fantastic opportunity for first time buyers or investors
- Viewing essential!
- Council Tax Band - A
- Tenure - Freehold



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Key Features

A Fantastic Opportunity for First-Time Buyers or Investors, offering approximately 1470 ft.² of living space in the up-and-coming area of The Meadows, Nottingham. This charming family home presents a fantastic opportunity for first-time buyers or those looking to invest and offers an opportunity for lodgers due to its abundance of space. Perfectly located, the property is just a five-minute walk from the nearest tram stop, offering excellent access to Nottingham city centre. Additionally, you'll enjoy picturesque riverside walks and the vibrant coffee shops and restaurants of nearby West Bridgford.

The property welcomes you with a striking Gothic-arched open porch, complete with Minton-style tiled flooring. A composite door with top lights opens into a beautifully presented reception hallway, which retains its period charm with original ceiling coving and a column-style radiator. The Minton-effect flooring continues into the hallway, where stairs lead to the first floor.

The lounge exudes warmth and character, featuring a chimney breast with a decorative wooden mantle and a cast-iron log burner set upon a slate hearth. A feature bay window includes a built-in seat with storage below, and additional built-in shelving and storage flank the chimney breast. Original ceiling coving adds to the room's period charm.

The dining room boasts stripped and varnished wooden floors, a feature panelled wall, and a double-glazed window overlooking the courtyard garden.

A doorway leads into the kitchen, which is generously sized and fitted with a range of wall and base units, a granite-tiled work surface, an integrated oven with stainless steel hob and extractor, and space for an American-style fridge freezer, dishwasher, and washing machine. The kitchen also features two double-glazed windows, a composite door with an internal blind within the glazing and a ceramic tiled floor. A useful storage cupboard provides access to a cellar space through a trapdoor and staircase.

The first floor offers two well-proportioned bedrooms. The main bedroom spans the full width of the property and benefits from two large double-glazed windows to the front. The second bedroom features built-in storage with drawers, hanging space, and shelving, as well as a window overlooking the rear garden.

The family bathroom is fitted with a contemporary three-piece suite, including an L-shaped panelled bath with a glass shower screen, a dual shower fitting, a ceramic tiled floor, and a chrome heated towel radiator. A window to the side elevation brings in natural light.

The second floor comprises a spacious landing with loft access and window to rear, leading to two additional double bedrooms. The front bedroom enjoys two windows with views to the front, while the rear bedroom overlooks the rear.

To the front, the property features a low-maintenance frontage with a stone wall boundary and gated access leading to the entrance.

The rear courtyard garden offers a tranquil space with a built-in log store, feature fencing for privacy, and a low-maintenance artificial grass area with a south-westerly aspect enjoying mid to end of day sun. A built-in shed provides excellent bike and additional storage, while a rear gate allows access to a shared pathway for bin storage.

Don't miss out on this fantastic opportunity to own a home with character, convenience, and investment potential in a thriving Nottingham neighbourhood.





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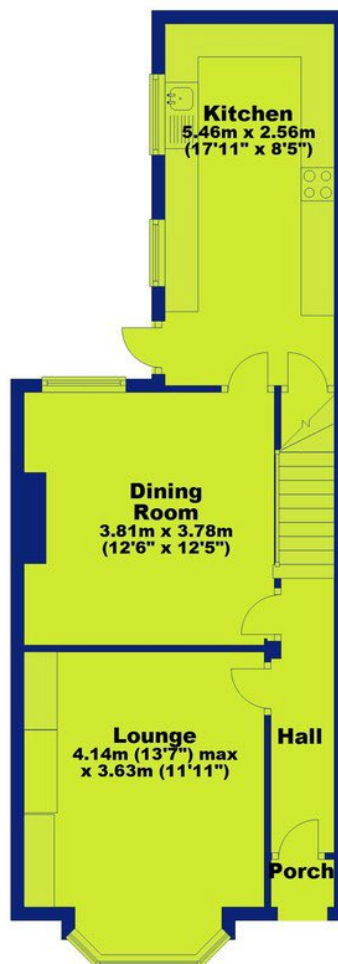
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Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



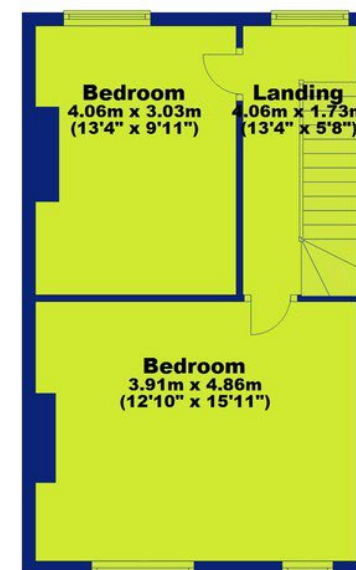
First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 136.9 sq. metres (1473.1 sq. feet)



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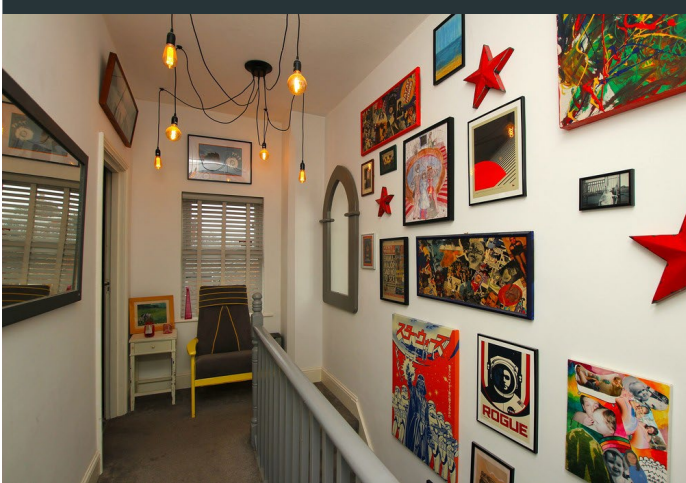


Video



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Interested in this home?

EPC TO FOLLOW

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

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