

# 2 Hunter Street

Nottingham  
NG2 2AB

**Guide Price £350,000 - £375,000**



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0115 841 1155



- No upward chain!
- Three-bedroom mid-terraced home
- Open plan kitchen diner
- Accommodation across three floors
- Roof terrace and courtyard
- Located near Nottingham City Centre and West Bridgford
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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## 2 Hunter Street, , Nottingham, NG2 2AB

### Key Features

**NO UPWARD CHAIN!** A stylish and energy-efficient three-bedroom mid-terraced townhouse, forming part of the prestigious eco-friendly Green Street development by award-winning developers Blue Print. Designed with sustainability in mind, the property benefits from solar photovoltaic panels with a feed-in tariff, significantly reducing electricity costs. A mechanical ventilation and heat recovery system ensures a constant supply of filtered fresh air while minimizing heat loss, thanks to the building's airtight design.

The property is presented in excellent decorative order and occupies a superb location just two minutes from Trent Bridge, within easy walking distance of West Bridgford and Nottingham City Centre. It also enjoys convenient access to major transport links. Permit parking is available to the front and surrounding roads.

The property is accessed via a traditional entrance lobby leading into a welcoming hallway with ceramic tiled flooring, a radiator, and a built-in double-door storage cupboard housing the gas-fired central heating boiler. There is also a wall-mounted security alarm panel and a glazed wooden door leading into the main accommodation.

The inner hallway continues with ceramic tiled flooring, a wall-mounted radiator, and a further built-in storage cupboard. Carpeted stairs rise to the first floor.

The modern kitchen/diner is fitted with an attractive range of base and wall units, wrap-around worktops, and an undermount stainless steel sink with brushed chrome mixer tap and drainage grooves. Appliances include an integrated Bosch dishwasher, Neff oven, induction hob, microwave, fridge freezer, and Bosch washing machine. There is space for a dining table, recessed spotlights, ceramic tiled flooring, a pendant light fitting, and two large wood-framed double-glazed windows to the front elevation.

The living room is a spacious and comfortable space with a large under-stairs storage cupboard, TV and Wi-Fi points, a wall-mounted radiator, and a full-height wood-framed double-glazed window and matching door opening to a paved rear courtyard. This outdoor space features large storage cupboards for bikes and bins and a gate providing access to a rear path.

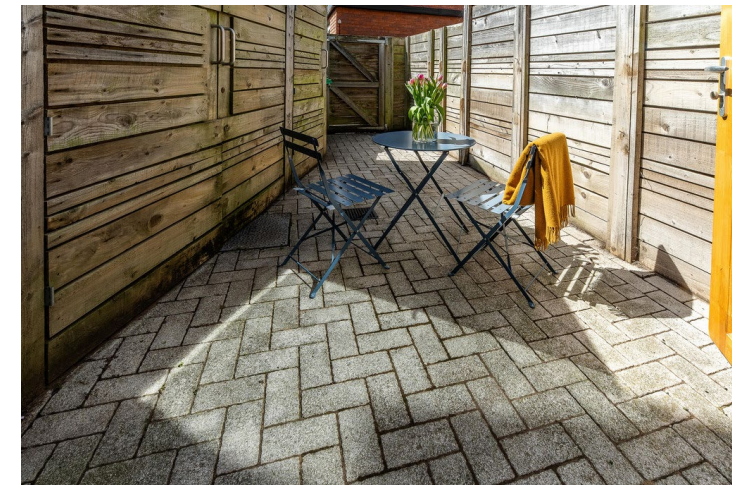
A ground floor cloakroom includes a low flush WC, wall-mounted wash hand basin with chrome mixer tap and tiled splashback, and ceramic tiled flooring.

The carpeted landing provides access to three double bedrooms and a stylish family bathroom. The master bedroom features a wood-framed double-glazed window to the rear, fitted mirrored wardrobes with integrated drawers, carpeted flooring, a wall-mounted radiator, pendant light, and access to a private en-suite shower room. The en-suite includes a corner shower enclosure with mains-fed shower, dual flush WC, wall-mounted basin, mirrored cabinet, electric shaving point, chrome ladder radiator, ceramic tiled floor, tiled splashbacks, and recessed lighting. The second and third bedrooms are both double-sized with fitted triple wardrobes, carpeted flooring, wall-mounted radiators, and sliding patio doors opening onto front-facing Juliet balconies. The family bathroom comprises a panelled bath with overhead mains-fed shower and glass screen, dual flush WC, wall-mounted basin, ceramic tiled flooring, tiled splashbacks, mirrored cabinet, electric shaving point, recessed spotlights, and chrome towel radiator.

The upper landing is bright and carpeted, with large wrap-around wood-framed double-glazed windows and a matching glazed door opening onto the stunning roof terrace.

The expansive wrap-around ceramic tiled terrace benefits from sun throughout the day, making it a perfect space for entertaining, dining, or relaxing. Features include ample room for outdoor seating, a barbecue, potted plants, external lighting, power sockets, and a double wooden storage cupboard housing the solar panel meter.

A private, low-maintenance garden laid to block paving, ideal for outdoor dining. Includes secure bike storage, courtesy lighting, and gated access to a rear path for wheeled bins.





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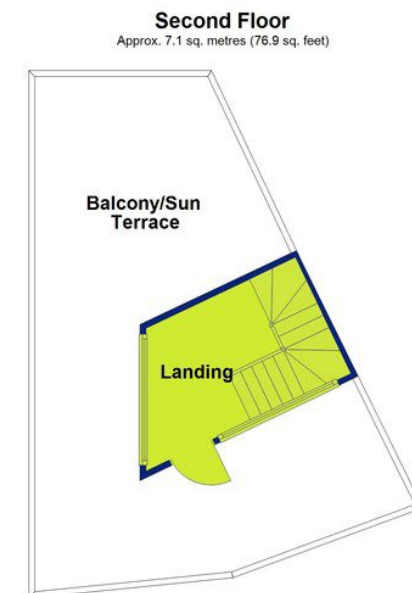


Video



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Total area: approx. 100.6 sq. metres (1082.8 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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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