



Wilton Street,  
Basford Nottingham  
NG6 0ER

**Price Guide £210-220,000  
Freehold**

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This beautifully presented three-bedroom terraced home on sought-after Wilton Street, NG6, is full of period charm and character, offering spacious and stylish living over four floors. Ideal for families, professionals, or first-time buyers, the property blends original features with thoughtful modern touches throughout.

From the moment you step inside, the home impresses with a large, bay-fronted reception room, flooded with natural light and framed by high ceilings, intricate coving, original skirting boards, and a striking bay window. This elegant space flows into a second reception room, currently used as the main lounge, where you'll find more of those beautiful period details alongside sash-style windows and a feature log-burning stove – a perfect spot to unwind in cosy comfort.

The adjacent galley kitchen is practical and well-appointed, fitted with a classic Belfast sink, ceramic tiled splashbacks, integrated appliances, and a door leading directly out to the rear garden. Below the main living areas, the property also benefits from a two-roomed cellar, offering excellent dry storage or potential for further use.

Upstairs on the first floor, there are two spacious bedrooms. The principal bedroom sits to the front of the property and offers a truly generous double space, filled with light from a large sash-style window. The third bedroom, situated at the rear, makes a great child's room, study, or guest space. A neatly presented family bathroom with a three-piece suite can also be found on this level.

The second floor reveals a lovely converted loft room – a further comfortable double bedroom with Velux windows and useful eaves storage, making it ideal for a teenager's retreat, guest accommodation, or home office.

To the rear, the private garden is a low-maintenance patio space with dappled shade, perfect for relaxing or entertaining outdoors. Side access leads conveniently back to the front of the property, where a small, well-kept front garden sets the home back from the street, adding a touch of privacy and kerb appeal.

The location is ideal for commuters and families alike, with excellent local amenities including shops, schools, parks, and cafes all within walking distance. Public transport is easily accessible, with regular bus and tram services just a short walk away, offering direct routes into Nottingham city centre. For drivers, M1 access (Junction 26) is just minutes away, making this a perfect base for those needing quick connections across the region.

Viewings are highly recommended – contact us today to arrange yours.



## Lounge

14'9" x 11'5" approx (4.509m x 3.489m approx)  
UPVC front door with window above, UPVC double glazed bay window to the front, wood effect laminate flooring, original coving and skirting, fireplace surround which has been closed and a radiator. Door to:

## Cellar

## Dining Room

13'3" x 11'4" approx (4.04m x 3.47m approx)  
Wood effect laminate flooring, log burning stove set on a granite hearth, original brick surround within the chimney breast, original coving and skirting. Open arch to:

## Kitchen

17'5" x 6'0" approx (5.32m x 1.84m approx)  
Tiled flooring and blue tiled splashbacks, wall, base and drawer units with work surfaces over, inset ceramic Belfast sink, space for a washing machine, oven and tumble dryer. Step down to space for a fridge freezer, radiator and UPVC door to the rear.

## First Floor Landing

Carpeted flooring, wooden balustrade and doors to:

## Bedroom 1

11'4" x 12'9" approx (3.47m x 3.90m approx)  
Wood effect laminate flooring, coving, architrave and skirting, sash style UPVC double glazed window to the front.

## Bedroom 2

7'9" x 10'5" approx (2.38m x 3.19m approx)  
Wood effect flooring, skirting and architrave, radiator and UPVC window to the rear.

## Bathroom

Three piece white suite comprising of a panelled bath with shower over, part tiled walls, vanity unit housing the wash hand basin and low flush w.c., tiled floor, chrome heated towel rail.

## Second Floor

Wooden balustrade and door to:



## Bedroom 3

11'8" x 11'2" approx (3.58m x 3.42m approx)  
Velux window, solid wood floor, radiator and ceiling fan.

## Outside

Paved frontage leading to the front door with walls to the boundaries. Shared access leading to the rear garden.

To the rear there is a low maintenance courtyard style garden.

## Council Tax

Nottingham Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

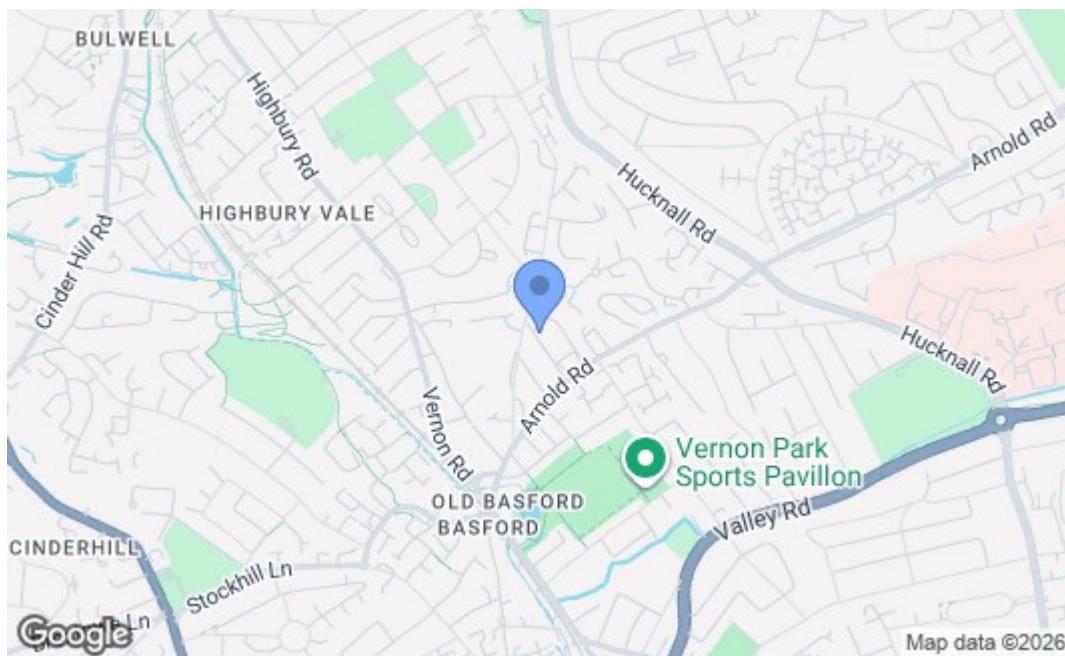
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	53
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.