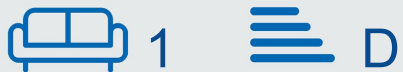


Magdala Road

Nottingham
NG3 5DF

Offers Over £260,000



 0115 841 1155



- Beautifully proportioned Victorian duplex flat
- Two well-proportioned double bedrooms
- Recently renovated en-suite shower room
- Original wood-framed sash windows and feature fireplace
- Private, low-maintenance garden with direct bedroom access
- Arranged over two floors
- Principal bedroom with built-in storage
- Impressive open-plan kitchen and living space
- Modern fitted kitchen with integrated appliances and breakfast bar
- Garage plus convenient street parking nearby



0115 841 1155

Magdala Road, Nottingham, NG3 5DF

Key Features

A beautifully proportioned Victorian duplex flat, offering an appealing combination of period character, generous accommodation and contemporary convenience.

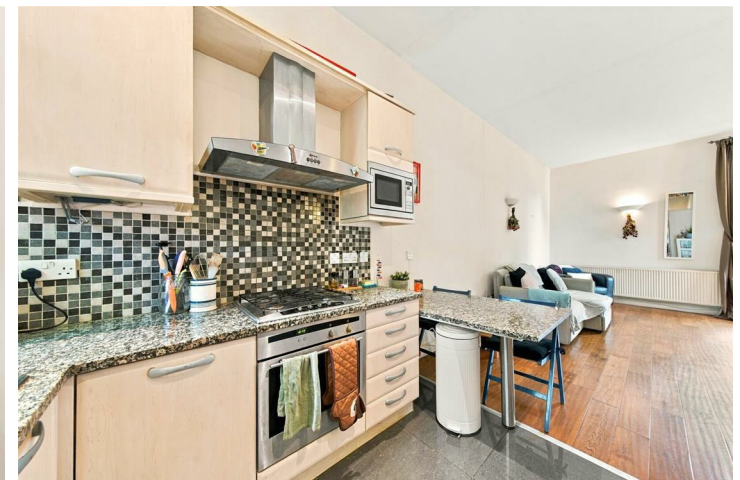
Arranged over two floors, the property provides two well-proportioned double bedrooms, with the principal bedroom enjoying built-in storage, direct access to the garden and a recently renovated en-suite shower room.

The impressive open-plan kitchen and living space forms the centrepiece of the home, with an excellent sense of volume created by the tall ceilings and an abundance of natural light from the original wood-framed sash windows. The living area retains a charming feature fireplace, while the adjoining modern kitchen is fitted with a range of integrated appliances and a breakfast bar, creating a sociable space well suited to both everyday living and entertaining.

A further double bedroom and stylish three-piece bathroom complete the accommodation.

Outside, the property benefits from a private, low-maintenance garden, providing a pleasant space to relax and enjoy the outdoors. A garage is also included, with convenient street parking available nearby.

The property successfully combines the character and proportions associated with a Victorian home with the practicality expected of modern living, making this an attractive opportunity for owner-occupiers and those seeking a characterful city home.





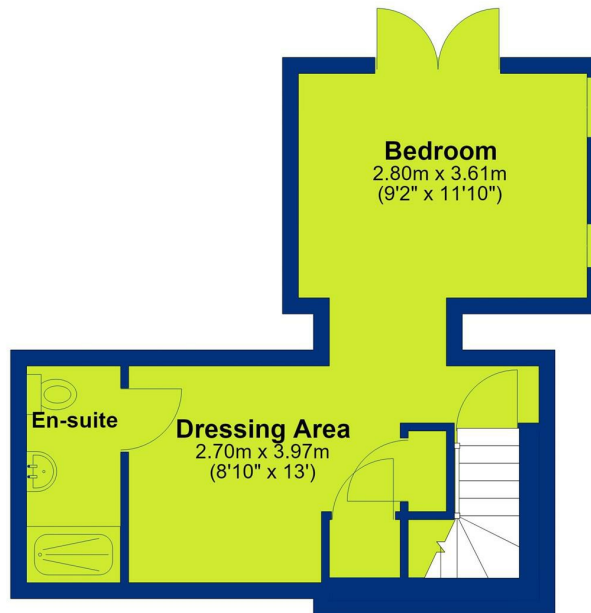
0115 841 1155

Magdala Road, Nottingham, NG3 5DF



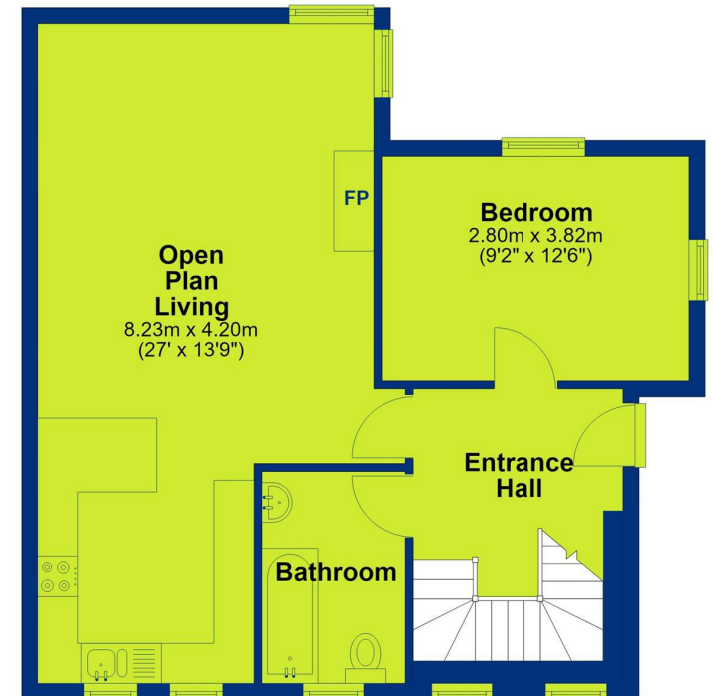
Lower Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Upper Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)

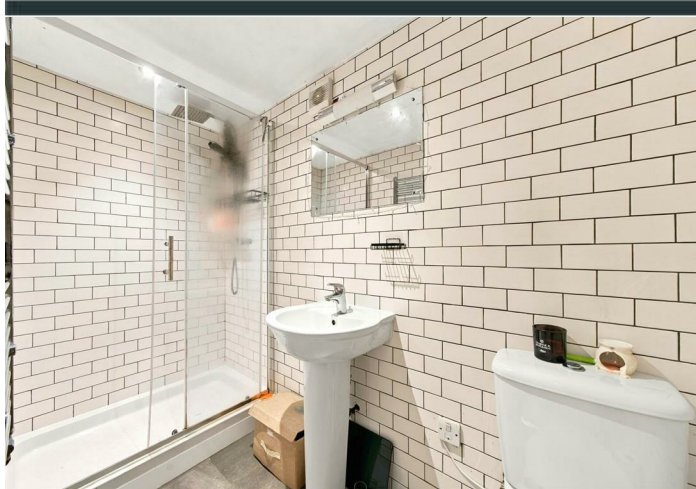


Total area: approx. 86.2 sq. metres (927.9 sq. feet)



0115 841 1155

Magdala Road, Nottingham, NG3 5DF



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC 

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.