



Gawthorne Street  
Nottingham NG7 7JU

THREE BEDROOM SEMI-DETACHED  
VICTORIAN HOME WITH NO UPWARD  
CHAIN!

**Guide Price £220,000 Freehold**



Guide Price £220,000 - £230,000

Situated on Gawthorne Street in the popular NG7 area, this substantial three-bedroom semi-detached Victorian property occupies an attractive elevated plot and is accessed via a private stairwell. The property retains a wealth of beautiful original features including high ceilings, ornate coving, decorative skirting boards, and a magnificent bay window, offering both charm and significant potential for improvement.

Externally, the property benefits from easy-to-maintain front and rear gardens, along with useful side access leading to the rear garden area. The elevated position provides a sense of privacy while giving the home an attractive street presence.

Internally, the accommodation begins with a welcoming entrance hall leading to two spacious ground floor reception rooms. The principal front reception room serves as the main lounge and is a particularly impressive space, featuring a huge bay window that floods the room with natural light alongside an ornate fireplace and period detailing. The rear reception room is currently configured with a downstairs WC but could easily be reinstated as a second reception room, dining room, or home office. The kitchen is located to the rear of the property and provides direct access to the garden.

The basement level has been converted into a versatile bar and entertaining space, benefiting from windows for natural light and a radiator, creating a comfortable additional living or social area.

To the first floor are three bedrooms, including two generous double bedrooms with fitted storage. A large family bathroom features both a bath and separate shower, complemented by a separate WC. There is also access to the loft for additional storage.

The property represents an excellent renovation or investment opportunity, with major works already completed including a new roof and boiler installed in 2022.

Gawthorne Street is conveniently located close to a wide range of local amenities including shops, supermarkets, schools, and regular public transport links providing easy access to the city centre. The property is also well positioned for nearby universities, hospitals, and major road connections, making it an attractive option for both homeowners and investors.

Early viewing is highly recommended to appreciate the size, character, and potential this Victorian property has to offer.



### Entrance Hallway

UPVC double glazed door to the front elevation with fixed double glazed panels to the sides and above, carpeted flooring, wall mounted radiator, dado rail, carpeted staircase leading to the first floor landing, doors leading off to:

### Basement

16'8" x 16'8" approx (5.1 x 5.1 approx)

Carpeted flooring, wall mounted radiator, light and power.

### Lounge

16'8" x 16'8" approx (5.1 x 5.1 approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, picture rail, carpeted flooring, fireplace, wall light points.

### Reception Room Two

9'2" x 12'9" approx (2.8 x 3.9 approx)

UPVC double glazed windows to the rear and side elevations, coving to the ceiling, carpeted flooring, wall mounted radiator, WC, handwash basin.

### Kitchen

9'6" x 9'10" approx (2.9 x 3.0 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, space and point for a cooker, space and plumbing for a washing machine, tiled splashbacks, space and point for a fridge freezer, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden with double glazed panel above.

### First Floor Landing

Carpeted flooring, dado rail, access to the loft, doors leading off to:

### Bedroom One

12'1" x 12'1" approx (3.7 x 3.7 approx)

UPVC double glazed window to the front and side elevations, carpeted flooring, built-in wardrobes, wall mounted radiator.

### Bedroom Two

10'2" x 12'5" approx (3.1 x 3.8 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in wardrobes.

### Bedroom Three

8'2" x 7'10" approx (2.5 x 2.4 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Hallway

Wooden flooring, doors leading off to:

### Separate WC

2'3" x 4'7" approx (0.7 x 1.4 approx)

Wooden flooring, UPVC double glazed window to the rear elevation, WC.

### Bathroom

6'2" x 9'6" approx (1.9 x 2.9 approx)

UPVC double glazed window to the rear elevation, panelled bath with shower attachment, handwash basin with separate hot and cold taps, shower cubicle, tiled splashbacks, wooden flooring.

### Outside

#### Front of Property

To the front of the property there is a gated front garden with pathway and steps leading to the low maintenance front garden giving access to the front entrance door, gated access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with side gated access to the front of the property.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

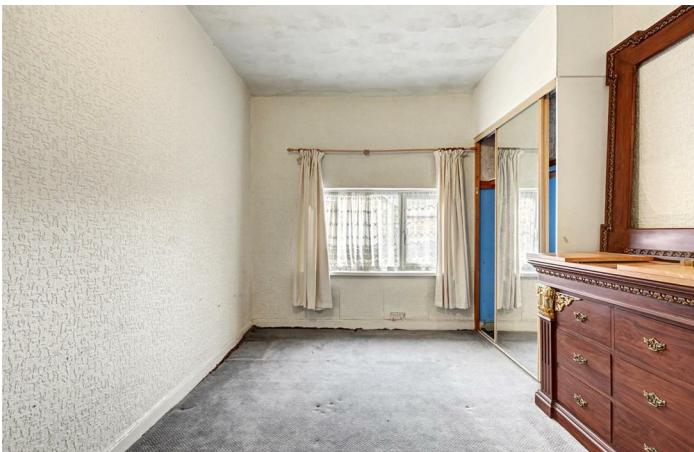
Flood Risk: No flooding in the past 5 years

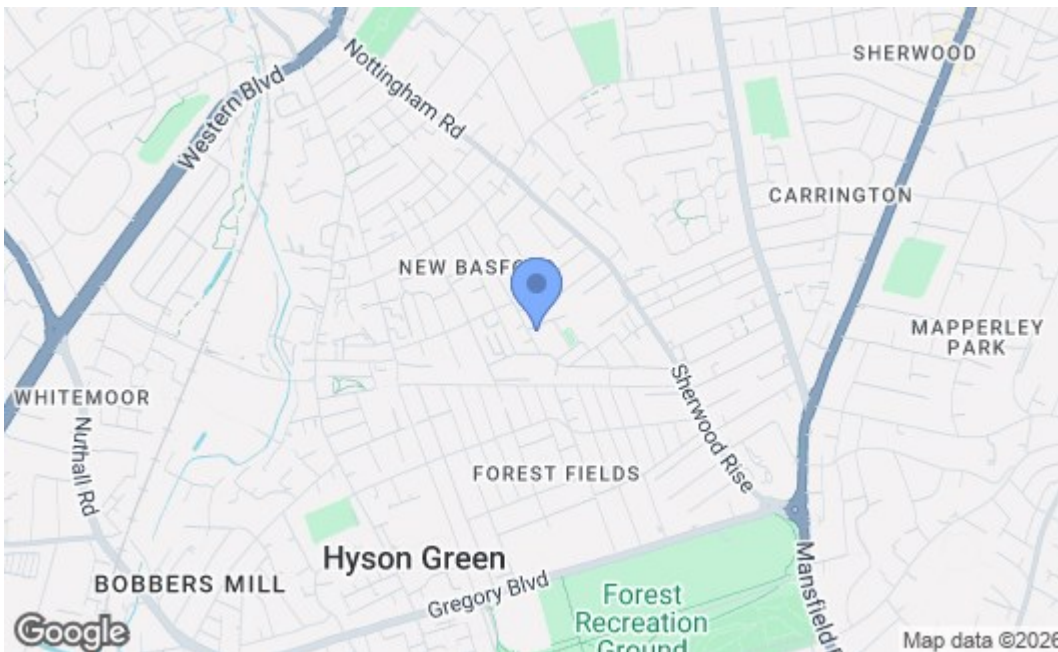
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.