



Guide Price £170,000

2 Bedroom End of Terrace House for sale
132 BELLS LANE, NOTTINGHAM



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SALES AND LETTINGS



Overview

ATTENTION FIRST TIME BUYERS GUIDE PRICE £170,000-£180,000

This unique end-of-terrace property perfectly blends comfortable living with incredible utility, boasting a bright rear conservatory and a massive detached workshop that is ready for any hobby, gym, or professional home office. With a private, hedged frontage and a triple-car driveway, this is a rare find that packs a punch for first-time buyers and creators alike



Key Features

- Workshop
- Conservatory
- 2 Bedrooms
- Close to good schools
- Off road Parking
- First times buyers



GUIDE PRICE £170,000-£180,000

2-Bedroom End-of-Terrace for first time buyers and investors

This charming two-bedroom end-of-terrace home is perfect for first-time buyers, small families, or professionals looking for a dedicated "work from home" setup. The property is tucked away with a private hedged frontage, offering a lovely sense of curb appeal and seclusion.

A welcoming lounge leading through to a functional kitchen.

Conservatory: A bright and airy addition perfect as a secondary sitting room, dining area, or sunroom.

Bedrooms: Two well-proportioned bedrooms with plenty of natural light.

Bathroom: A clean, contemporary family bathroom.

Exterior & Outbuildings

The standout feature of this home is the outdoor versatility:

The Workshop: A substantial outbuilding located in the rear garden. Whether you are a hobbyist, need a home gym, or require a professional studio/office space, this large workshop is a rare find for a property of this type.

Gardens: Low-maintenance side and rear yards, ideal for summer BBQs without the weekend-long weeding.

Parking: A generous driveway provides off-road parking for 2 to 3 vehicles, a premium feature for the area.

Location

Situated in the heart of NG8, you are minutes away from local amenities, schools, and excellent transport links to the M1 and Nottingham City Centre.

Why we love this house:

"The combination of a private conservatory and a massive workshop makes



this way more than just a standard two-bed. It's a hobbyist's dream with the added bonus of substantial off-road parking."

We are required by law to conduct anti-money laundering checks on all those buying a property. These will be completed by an outsourced partner supplier who will send you a link to complete an online ID and verification check. We will advise you of the cost of these checks before confirming the acceptance of your offer. The cost covers obtaining the relevant data, any manual checks needed and any monitoring that might be required. The fee will need to be paid by you in advance of the memorandum of sale being issued for the property.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Driveway

A premium feature for the NG8 area. This property boasts a generous, hard-standing driveway with space for 2–3 vehicles, ensuring hassle-free off-road parking for the whole household. The frontage is neatly bordered by mature hedging, providing an excellent degree of privacy from the road and a welcoming, green first impression.

Conservatory

9' 3" x 5' 11" (2.82m x 1.80m)

A versatile side-addition bathed in natural light. Uniquely positioned to the side of the property, this bright and airy conservatory offers the perfect extra reception room. Whether you envision a sunny breakfast nook, a peaceful home office, or a dedicated playroom, its large windows provide a lovely wrap-around view of the garden area and easy access to the outdoor space.

Hall

A welcoming and functional entry point to the home. Accessed via the front door, this hallway is the central hub of the ground floor, providing a seamless flow to the rest of the property. From here, you have direct access to: The Lounge: Leading into the bright, bay-fronted living area.

The Conservatory: A clear walkway through to the sun-drenched garden room at the rear.

The First Floor: With stairs rising directly to the two double bedrooms and family bathroom.

Lounge

11' 1" x 14' 9" (3.38m x 4.50m)

A bright and inviting heart of the home. The lounge offers a spacious yet cozy atmosphere, centered around a large bay window that floods the room with natural light and provides a pleasant outlook over the private, hedged front garden. This room acts as the central hub of the ground floor, featuring a direct doorway into the kitchen and a separate hallway access leading to the front door and stairs. Whether you're relaxing after a long day or moving through to the kitchen for a morning coffee, the flow of this room makes daily life effortless.

Kitchen

8' 5" x 11' 7" (2.57m x 3.53m)

A practical and well-equipped heart of the home. This functional kitchen is designed to maximise every inch of space, featuring a built-in gas hob and dedicated plumbing/power for a washing machine and a large fridge-freezer. Storage is a standout feature here, with a handy understairs pantry area-perfect for tucking away groceries, cleaning supplies, or bulky kitchen gadgets. The modern combination boiler is also neatly housed within the kitchen for easy access. Whether you're prepping a quick weekday meal or

Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1030 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

Floorplans



Approximate total area⁽¹⁾
403 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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