



12 Faraday Road, Nottingham
£220,000

 **Comfort**
Estates

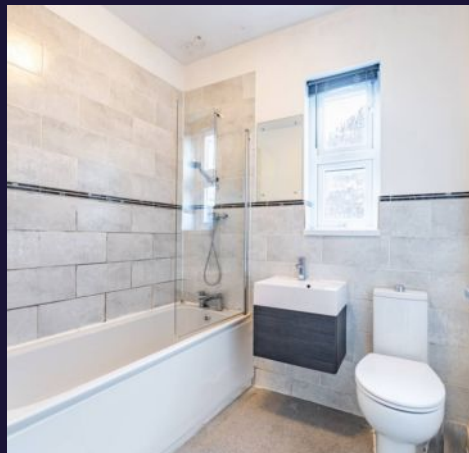


Faraday Road

Lenton, Nottingham

This three-bedroom, Victorian semi-detached home is ideally located within walking distance of Nottingham University, the Queen's Medical Centre, and local amenities. Inside, it offers spacious rooms, period features and two useful reception spaces. The property is due to be decorated on the 20th December, creating a blank canvas and giving buyers the chance to add their own taste. Upstairs are three well-sized bedrooms and a generous bathroom, with gas central heating and double glazing throughout. The enclosed rear garden is a good size and not overlooked. Permit parking and excellent transport links make this an appealing option for working professionals looking to get on the ladder, as well as buy-to-let investors seeking a well-connected property with clear potential to add value.

Externally, the property offers permit parking on the roadside and an enclosed rear garden that's enjoyed in privacy without being overlooked.





Faraday Road

A three-bedroom semi-detached home within walking distance to QMC and UNI OF NOTTINGHAM. A great choice for those looking for a PERIOD PROPERTY they can make their own. Ideally located and a MUST-VIEW
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Bedroom Victorian Semi Detached
- Walking Distance to Bus Stops With Direct Access To City Centre As Well As Local Amenities
- Bay Front Living Room
- Double Glazing and Gas Central Heating
- Scope To Improve/Extend STPP
- Permit parking
- Walking Distance To Nottingham University & QMC
- Two Reception Rooms And Character Throughout
- Good Sized Family Garden To Enjoy Without Being Overlooked
- Direct Public Transport Links To City Centre



Entrance Hall

An inviting entrance hall with access to first floor.

Lounge

A bright, good-sized living room with laminate flooring and a feature fireplace. The bay window at the front brings in plenty of natural light, creating a comfortable and welcoming space.

Dining Room

A good-sized dining room with laminate flooring, a rear-facing window that brings in natural light, and convenient access to the kitchen.

Kitchen

Fitted with a range of wall and base units, the room features tiled flooring and offers access to the rear garden and an extensive cellar, great for storage.

Bedroom 3

Generous bedroom with carpeted flooring and a window to the rear aspect.

Bedroom 2

A double bedroom with carpeted flooring and a rear-facing window, offering a bright and comfortable space.

Bedroom 1

The master bedroom features carpeted flooring and two front-facing windows, creating a bright and spacious bedroom ideal to make your own mark.

Bathroom

A bathroom with tiled flooring, fitted with a three-piece suite including a panel bath with an overhead shower, a wash hand basin, and a low-level W.C.







GROSS INTERNAL AREA
 FLOOR 1 53.8 m² FLOOR 2 46.7 m²
 TOTAL : 100.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.