



*Rex Gooding*

**19 Firs Road, Edwalton, NG12 4BY**

**Guide Price: £650,000**

Positioned on one of Edwalton's most sought-after addresses, 19 Firs Road presents a truly rare opportunity that savvy developers and discerning buyers will immediately recognise. Firs Road needs little introduction — its reputation speaks for itself — and it is precisely this address that makes this plot of approximately 0.2 acres so compelling.

The property itself, a bungalow with a later loft conversion, was built in the late 1950s and held in the same family's ownership ever since, now reaches a natural crossroads. Whether your vision is sympathetic renovation or demolition and a striking new-build replacement, the canvas here is exceptionally versatile, subject to the necessary planning consents. Opportunities of this nature, combining a generous plot with an address of such enduring appeal, are increasingly difficult to come by in this part of Nottingham.

It would be fair to say the property requires a comprehensive programme of updating and modernisation throughout, and it is offered with full transparency on that basis. This is not a home for the faint-hearted, but for those with a clear vision and the appetite for a project, the rewards on offer are considerable. Self-builders seeking a foothold in Edwalton's premium residential market will find very little to compare with what 19 Firs Road offers.

### **Accommodation & Amenities**

- Rare 0.2 acre development plot on one of Edwalton's most desirable residential roads
- Suitable for full renovation or demolition and new-build, subject to the necessary planning consents
- Late 1950s property requiring a comprehensive programme of modernisation throughout
- Held in the same family ownership since it was built, now offered to the open market for the first time
- An exceptional opportunity for developers, self-builders, or investors seeking a premium Edwalton address
- Early viewing is strongly recommended — plots of this calibre in this location are exceptionally rare





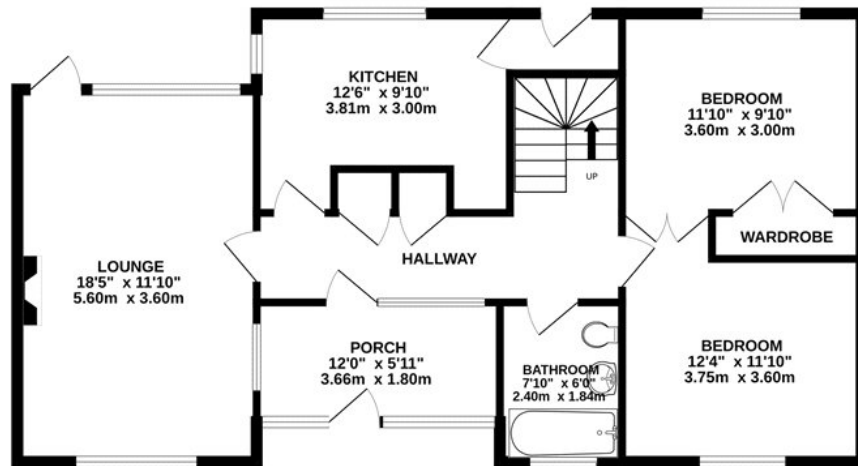




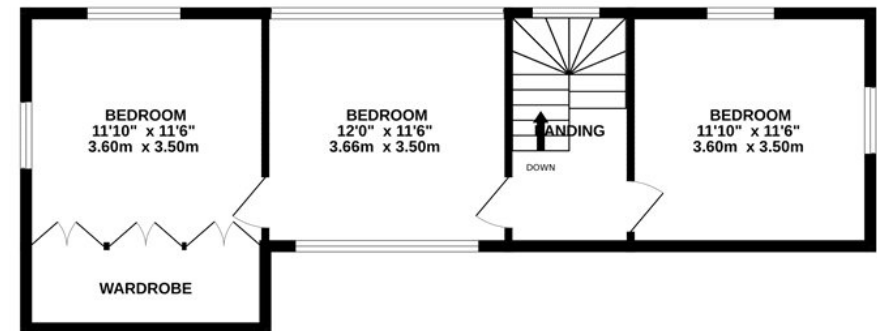


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

**GROUND FLOOR**  
851 sq.ft. (79.1 sq.m.) approx.



**1ST FLOOR**  
527 sq.ft. (48.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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