

Rex Gooding



13 Pullman Road, Nottingham, NG2 4HF

Guide Price: £199,950

Looking for a traditional bay fronted end terrace with generous living space? This two-bedroom character home offers a large through lounge, extended kitchen/diner and over 1,000 sq ft of accommodation to include a useful cellar.

The ground floor centres around two reception rooms that have been re-configured to create a through lounge measuring over 23 ft, giving plenty of room for both seating and dining without feeling tight. A bay window to the front adds character, while the staircase sits neatly between the lounge and kitchen, keeping the space practical and well defined.

To the rear, the extended kitchen/diner spans the width of the house and provides a straightforward, functional setup with space for a table. It's a good social spot, tucked away from the main living area, and offers direct access out to the garden. The flow between the two reception areas and kitchen makes day-to-day life easy, whether it's quiet evenings in or having friends over.

Upstairs are two well-proportioned bedrooms. The main bedroom stretches across the full width at the front, giving a strong sense of space, while the second bedroom sits comfortably to the rear and works well as a guest room, child's room or home office. The bathroom is positioned off the landing and fitted with a three-piece suite including a bath with overhead shower.

A useful basement level adds around 184 sq ft of additional space, ideal for storage or for those looking to create a hobby area or workspace, subject to any necessary consents. In total, the house offers a balanced mix of character and practicality, with room to adapt over time. No upward chain.

Accommodation & Amenities

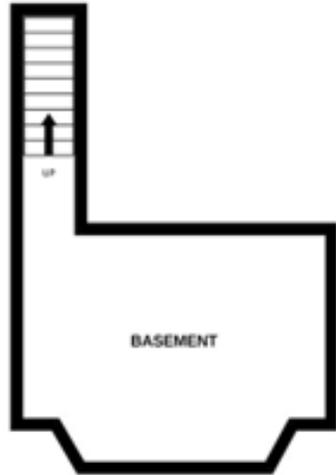
- Fully refurbished 5 years ago
- Traditional two-bedroom bay fronted end terrace home
- Modern gas central heating
- Through lounge measuring over 23 ft
- Separate extended kitchen/diner to the rear
- Two well-proportioned first floor bedrooms
- First floor bathroom with three-piece suite
- Useful basement space ideal for storage or hobby use
- Approx. 1,089 sq ft of accommodation overall
- Convenience store at the top of the road (40m away)
- loft could potentially be converted into additional accommodation subject to relevant permissions
- No upward chain



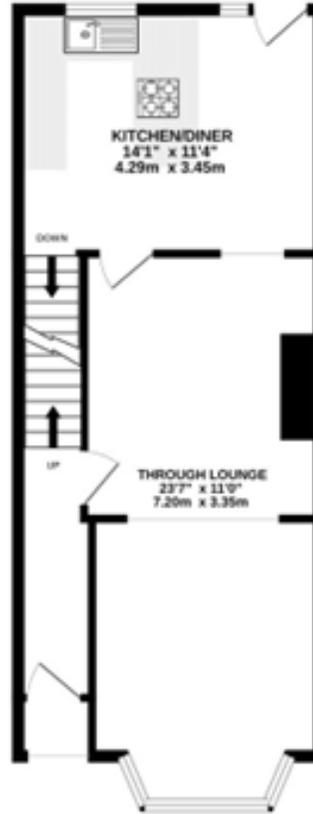




BASEMENT
184 sq ft. (17.1 sq.m.) approx.



GROUND FLOOR
496 sq ft. (46.0 sq.m.) approx.



FIRST FLOOR
409 sq ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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