

Rex Gooding



13 Pullman Road, Nottingham, NG2 4HF

Guide Price: £190,000

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







