

Rex Gooding



11 Victoria Avenue, Sneinton, NG2 4HD

Asking Price: £250,000

Offered with vacant possession and no onward chain, this substantial link-detached period home represents a truly rare and compelling opportunity — originally configured as two self-contained flats, the property has since been thoughtfully united to create a single, generous family residence of considerable scale and flexibility.

Arranged over two floors, the accommodation comprises three well-proportioned bedrooms to the upper level, complemented by a further

reception or bedroom on the ground floor with a bathroom next door, this arrangement lends itself equally to multigenerational living, hosting guests, or simply enjoying the convenience of single-storey sleeping accommodation when life demands it.

Whether you are looking to move straight in or bring your own vision to bear, the canvas here is a generous one. The breadth of space throughout speaks to the property's origins as two separate dwellings, offering a sense of room and proportion that is genuinely difficult to find at this price point.

Further benefitting from permit parking and an enviable position within easy reach of Nottingham city centre, the location delivers on every front. A strong selection of shops, schools, restaurants, and transport links lie just a short distance away, set within a neighbourhood that continues to grow in both reputation and desirability — making Sneinton one of Nottingham's most watched addresses for buyers seeking value without compromise.

Accommodation & Amenities

- Substantial link-detached period home, formerly two flats, now united to create one generous family residence.
- Three well-proportioned bedrooms to the upper floor, plus a ground floor reception/bedroom offering excellent flexibility.
- Offered with vacant possession and no onward chain — ready to move into or personalise to your own taste.
- Exceptional sense of space and proportion throughout, reflecting the property's origins as two separate dwellings.
- Permit parking available, with Nottingham city centre easily accessible from this well-connected location.
- Set within Sneinton, one of Nottingham's most sought-after and rapidly rising neighbourhoods.

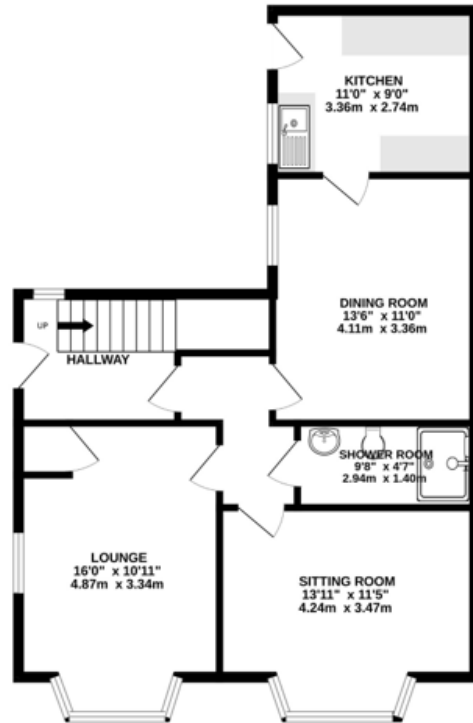




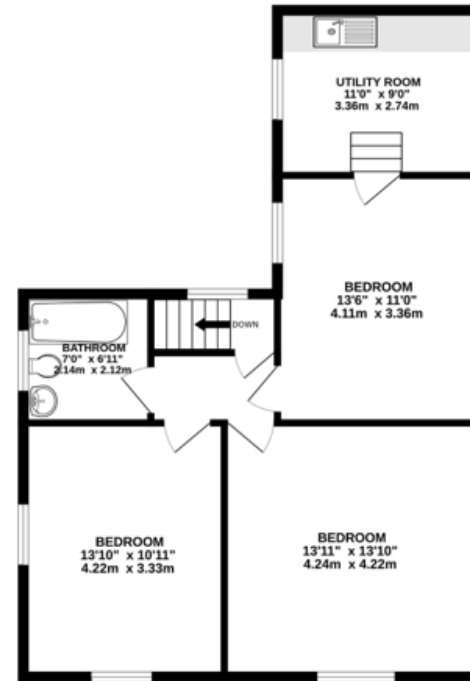


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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 is given as to their operability or efficiency can be given.
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