

Rex Gooding



41 Woodward Street, Nottingham, NG2 2LB

Guide Price: £230,000

Occupying a sought-after position in the popular Old Meadows, this beautifully presented Victorian period home offers a rare combination of period character and thoughtfully modernised living, all within a short stroll of Victoria Embankment and the riverside walks beyond.

The ground floor has been opened to create a generous lounge diner, a space that lends itself equally well to relaxed family living and more formal entertaining, retaining the warmth and proportions characteristic of the era. A separate, well-appointed kitchen serves the home with practical independence, fitted with modern units and offering direct access onto a landscaped enclosed rear garden — a privately enclosed outdoor space featuring raised beds, ideal for those with a passion for growing or simply enjoying a well-tended setting away from the street.

To the first floor, three bedrooms are arranged across the upper level, each benefiting from the pleasing ceiling heights typical of Victorian construction. A modern bathroom completes the accommodation, finished to a contemporary standard in keeping with the quality evident throughout.

The wider location is one of the home's most compelling attributes. Trent Bridge is just a short walk away, placing West Bridgford's highly regarded amenities — its restaurants, cafés, independent shops, and excellent schooling — within easy reach on foot. The City Centre, too, is a manageable distance, making this a genuinely practical base for those who value connectivity without compromising on neighbourhood character. Gas central heating and double glazing ensure comfort throughout the seasons.

A characterful and well-located family home, offered in excellent decorative order and ready to move into without delay.

Accommodation & Amenities

- Beautifully presented three-bedroom Victorian period home in the popular Old Meadows, close to Victoria Embankment and the riverside walks beyond.
- Generous open plan lounge diner offering a warm and characterful space well-suited to both family living and entertaining.
- Separate modern kitchen with direct access onto a landscaped enclosed rear garden featuring raised beds.
- Three well-proportioned first floor bedrooms and a contemporary bathroom finished to a high standard.
- A short walk across Trent Bridge to West Bridgford's restaurants, cafés, independent shops and highly regarded schools.
- Gas central heating and double glazing throughout, with the City Centre also within manageable walking distance.

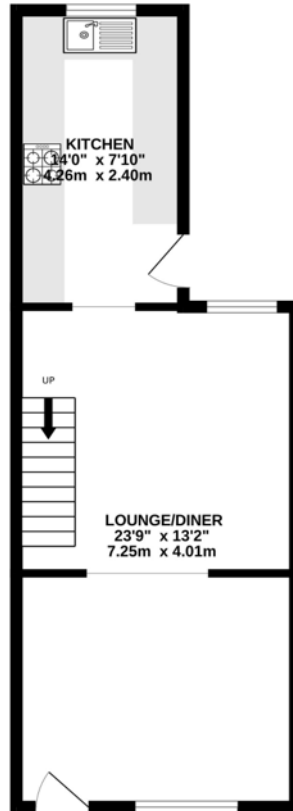




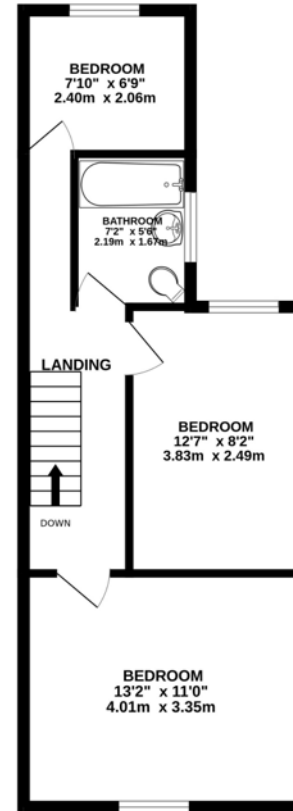


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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