

Rex Gooding



116 Port Arthur Road, Nottingham, NG2 4GE

Guide Price: £140,000

Nestled in a well-connected area of Nottingham, this charming two-bedroom terraced house offers a wonderful opportunity for first-time buyers, investors, or those looking to downsize without compromising on space or comfort. The property is thoughtfully arranged across two floors, providing an affordable property with plenty of potential to put their own stamp on it.

On the ground floor, two separate reception rooms offer excellent flexibility for modern living, whether you choose to use them as a formal sitting room and a relaxed family room, or a dedicated dining space. The layout lends itself beautifully to entertaining while still allowing for quiet, private retreats within the home.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation. The room sizes are ideal for couples, young families, or those who simply appreciate having a dedicated guest room or workspace. The property benefits from a garden to the rear, providing a pleasant outdoor space with real potential to be developed into something special. On-road parking is also conveniently available outside the property.

Situated on Port Arthur Road, the home enjoys easy access to the amenities, schools, and transport links that Nottingham has to offer, making it as practical as it is appealing. This is a property that rewards those with vision and a desire to create a home tailored entirely to their own tastes. Viewings are welcomed to appreciate the potential on offer.

Accommodation & Amenities

- Two-bedroom mid-terraced house with great potential to personalise
- Two reception rooms offering flexible living and dining options
- Upstairs accommodation ideal for couples, young families or those needing a guest room or workspace
- Private rear garden with scope for further development
- On-road parking conveniently available outside the property
- Well-connected location with easy access to Nottingham's amenities, schools and transport links







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



56.6 sq.m. (609 sq.ft.) approx