



Victoria Road,
Sherwood, Nottingham
NG5 2NA

£210,000 Freehold



Nestled on the ever-popular Victoria Road in the heart of Sherwood, this charming two-bedroom Victorian end-terrace offers the perfect blend of period character and practical living—ideal for first-time buyers looking to settle in a vibrant and well-connected neighbourhood.

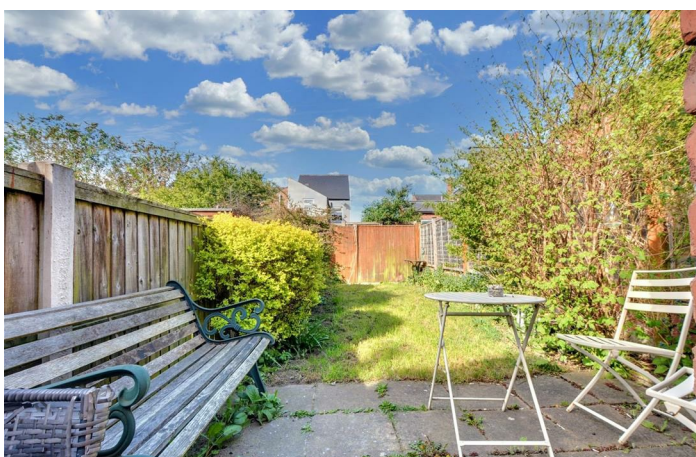
Set behind a front garden that also doubles as a driveway, the home welcomes you through a traditional front door into a bright and spacious lounge. Large sash-style windows flood the room with natural light, highlighting the high ceilings, original architectural details, and the timeless appeal of this Victorian gem. A short internal hallway connects the front lounge to the central reception room, a generous space ideal for use as a dining room, second lounge, or home office—complete with access to a two-roomed cellar, offering excellent storage or potential for conversion.

To the rear of the home is a thoughtfully extended galley kitchen, fitted with ample cabinetry and worktop space, leading out to a west-facing private garden. The outdoor space is beautifully laid out, with a paved patio area perfect for dining or relaxing, a neat lawn, well-kept flower beds, and convenient side access—a rare bonus in terrace homes.

Upstairs, you'll find two large double bedrooms, both benefitting from big windows that keep the spaces bright and airy throughout the day. The front bedroom spans the width of the house, while the rear bedroom overlooks the peaceful garden. Completing the upstairs layout is a well-appointed three-piece family bathroom suite.

Steeped in character and full of natural light, this property retains all the charm of its Victorian roots while offering a functional layout that suits modern living. Located in a highly sought-after part of Sherwood, it's just a short stroll from local cafés, shops, and restaurants, with excellent public transport links into Nottingham city centre. Well-regarded schools and green spaces are also nearby, making this a fantastic opportunity for young professionals, couples, or growing families.

A truly delightful home in a thriving community—viewings come highly recommended.



Front of Property

To the front of the property there is a driveway providing off the road parking for one car.

Reception Room

10'4" x 11'4" approx (3.173 x 3.461 approx)

Front entrance door leading into the reception room comprising original setting place decorative fire with wooden surround and tiled hearth, solid wood flooring, wall mounted radiator, large UPVC double glazed window to the front elevation, double archway leading to the second reception/dining room with door leading to the cellar.

Cellar

Lighting.

Reception/Dining Room

12'3" x 11'5" approx (3.747 x 3.489 approx)

Original wood flooring, wall mounted radiator, door leading to the carpeted staircase to the first floor landing, doorway leading through to the kitchen, UPVC double glazed window to the rear elevation.

Kitchen

17'0" x 6'3" approx (5.191 x 1.930 approx)

A range of wall and base units with work surfaces over incorporating a double sink and drainer unit, integrated oven with electric hob over, space and plumbing for a washing machine, space and point for a fridge freezer, wall mounted gas central heating combination boiler, UPVC door leading to the rear garden, UPVC double glazed window to both the rear and side elevations.

Bedroom One

11'5" x 11'4" approx (3.497 x 3.458 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two

12'4" x 8'5" approx (3.784 x 2.587 approx)

UPVC double glazed window to the rear elevation, laminate floor covering, built-in storage cupboards providing useful additional storage space, access to the loft, wall mounted radiator.

Loft

Fully boarded for useful additional storage space.

Bathroom

6'2" x 6'6" approx (1.901 x 2.006 approx)

Vinyl floor covering, UPVC double glazed window, three piece suite comprising panelled bath with separate hot and cold tap with shower attachment, handwash basin with separate hot and cold taps, WC.

Rear of Property

To the rear of the property there is an enclosed rear garden with side access to the front of the property, patio area, lawned area, fencing to the boundaries, a range of shrubbery planted to the borders, gate proving access to the front of the property via secure shared pathway.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

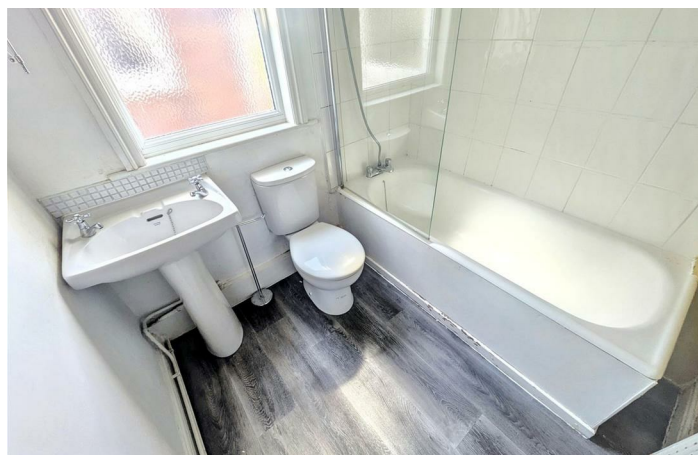
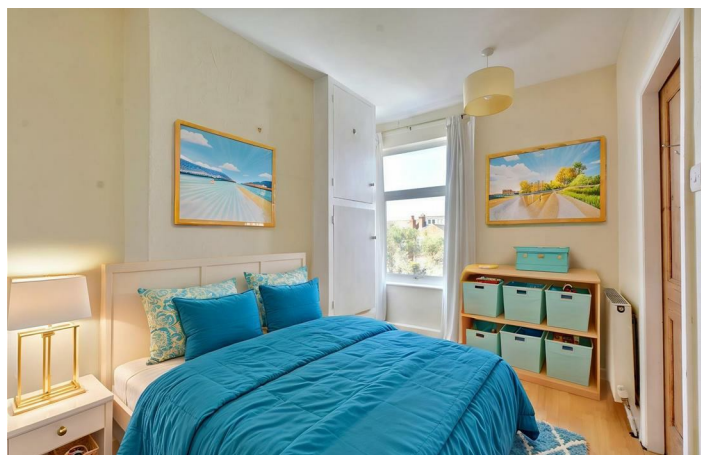
Flood Risk: No flooding in the past 5 years

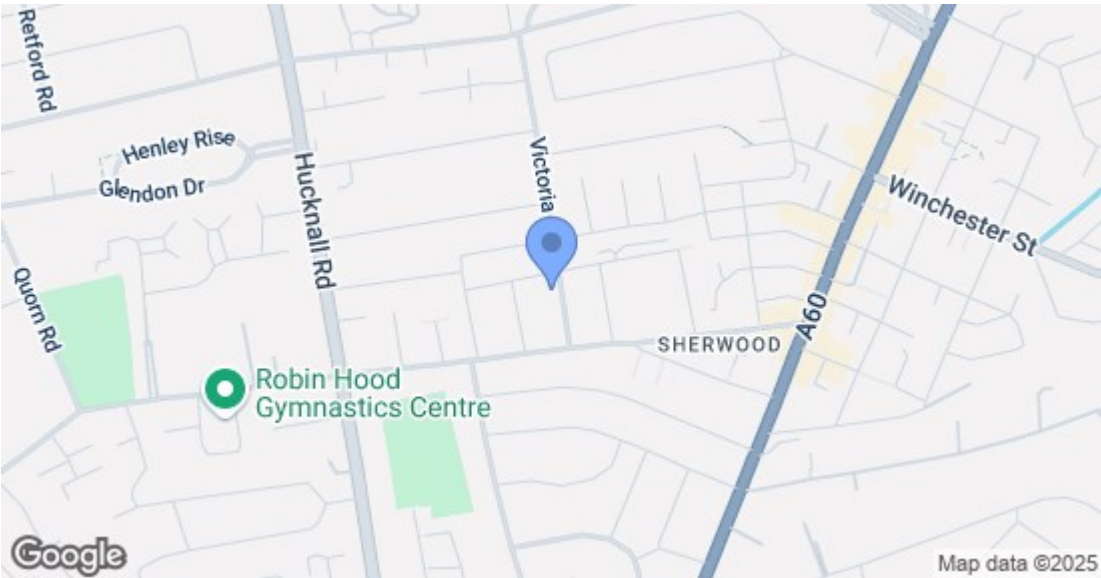
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.