



**St. Albans Road  
Bulwell, Nottingham NG6 9HG**

**£220,000 Freehold**

Elegant Victorian End-Terrace with Period  
Charm and Modern Comfort – St Albans Road,  
NG6





Set on the well-regarded St Albans Road in NG6, this beautifully presented three-bedroom end-terrace Victorian home perfectly balances classic period features with tasteful modern updates, creating a stylish and welcoming family home.

You're greeted by a spacious entrance hall with flowing solid wood floors that continue through both reception rooms, enhancing the home's warm and characterful feel. The bay-fronted lounge to the front showcases stunning original features, including decorative coving, deep skirting boards, and a log-burning stove—ideal for cosy evenings. The second reception room, currently used as a dining area, is equally generous in size and enjoys an enlarged window overlooking the rear garden, filling the space with natural light.

To the rear, the modern kitchen offers ample storage, integrated white goods, and houses the central heating boiler. A well-designed utility area sits just beyond, complete with a secondary Belfast sink, plumbing for a washing machine, access to the rear garden, and entry to the cellar—ideal for storage or potential conversion.

Upstairs, the first floor features a spacious four-piece family bathroom, along with two well-proportioned double bedrooms. The master bedroom spans the full width of the house, complete with bespoke fitted storage and shelving, making it a serene and functional space. The second floor reveals a further double bedroom with dormer window views across the garden and open playing fields beyond, along with convenient eaves storage.

Outside, the rear garden offers a private outdoor space ideal for relaxing or entertaining, with the added bonus of an open aspect to the rear.

This attractive home is ideally located close to a range of local amenities, including well-rated schools, shops and cafes on nearby high streets, and excellent public transport links into Nottingham city centre. Nottingham City Hospital is also within easy reach, as are green spaces and local parks—perfect for family life or professional commuting.

Early viewing is highly recommended to fully appreciate the blend of space, character, and convenience on offer in this charming period home.



### Entrance Hallway

Modern composite entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, coving to the ceiling, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

### Lounge

11'9" x 14'7" approx (3.584 x 4.459 approx)

UPVC double glazed window to the front elevation, wooden flooring, coving to the ceiling, cast iron multifuel burner with brick surround, wall mounted radiator.

### Dining Room

13'3" x 12'4" approx (4.064 x 3.779 approx)

UPVC double glazed window to the rear elevation, wooden flooring, coving to the ceiling, wall mounted radiator, door leading through to the kitchen.

### Kitchen

8'3" x 11'8" approx (2.528 x 3.569 approx)

A range of wall and base units with laminate worksurfaces over incorporating a sink and drainer tap with swan neck mixer tap over, tiled splashbacks, integrated oven with induction hob over and extractor hood above, UPVC double glazed window to the side elevation, coving to the ceiling, wall mounted radiator, wall mounted boiler, space and point for fridge freezer, doors leading off to:

### Cellar

Three rooms to the cellar providing ample additional storage space, light, wall mounted meters and electrical consumer unit.

### Utility Room

5'2" x 7'3" approx (1.592 x 2.228 approx)

Tiled flooring, wall mounted radiator, base unit with worksurface incorporating a sink with mixer tap over, space and plumbing for a dishwasher, coving to the ceiling, composite door leading to the rear garden, UPVC double glazed windows to the side and rear elevations, tiled splashbacks, built-in storage cupboard with space and plumbing for a washing machine.

### First Floor Landing

Carpeted flooring, wall mounted radiator, storage cupboard, doors leading off to:

### Bathroom

11'2" x 8'3" approx (3.428 x 2.524 approx)

Tiled flooring, UPVC double glazed window to the rear elevation, panelled bath with mixer tap, vanity handwash basin with swan neck mixer tap, WC, shower enclosure with mains fed shower over, wall mounted radiator, tiled splashbacks

### Bedroom Two

9'4" x 13'3" (2.863 x 4.050 )

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, laminate floor covering.

### Bedroom One

13'3" x 15'6" approx (4.053 x 4.748 approx)

Two double glazed windows to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring, built-in wardrobes.

### Second Floor Landing

Carpeted flooring, doors leading off to:

### Eaves Storage

Large boarded storage cupboard with lighting providing ample useful additional storage space.

### Bedroom Three

13'9" x 12'5" approx (4.201 x 3.796 approx)

UPVC double glazed window to the rear elevation with picturesque views, laminate floor covering, wall mounted radiator, storage to the eaves.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and further lawned area.

#### Front of Property

To the front of the property there is a shared gate with pathway leading to the arched opening to the front entrance door, hedging and walled boundaries, low maintenance gravelled from garden.

### 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 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

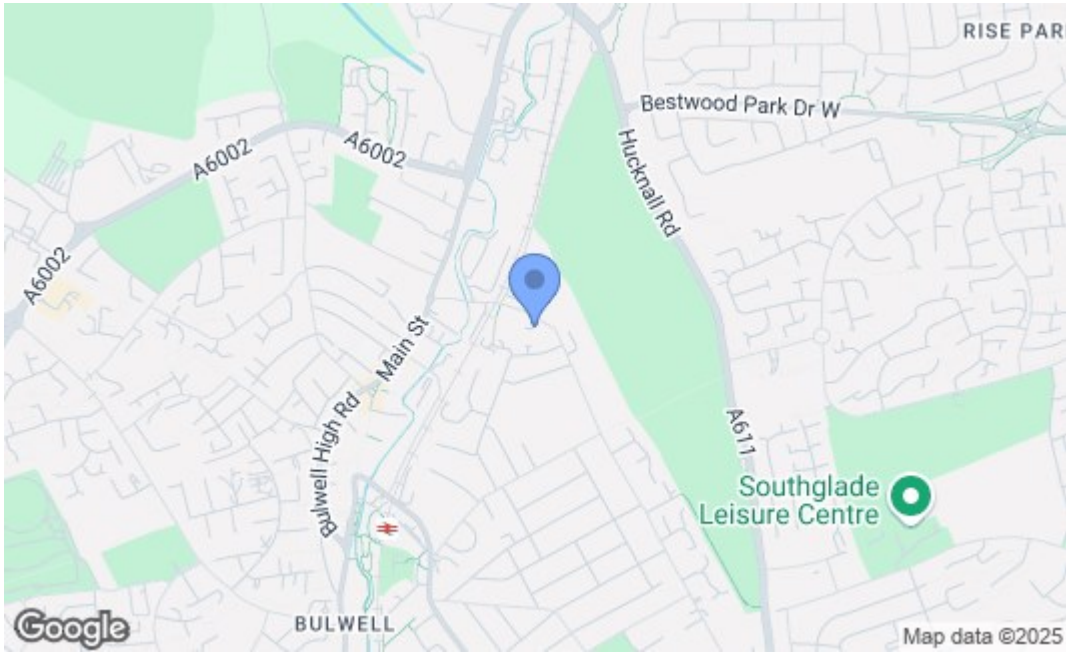
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.