



£125,000 Guide Price

Vernon Road, Nottingham

Terraced House | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 2 Double Bedrooms
- Bath with over bath shower
- Close To Local Amenities
- Close to local shops
- Close to tram link and bus stops
- Garden
- Gas central heating
- No Upward Chain

Property Description

This charming 2-bed terrace in Basford blends comfort with great convenience, close to tram links, parks, shops and schools. Ideal for first-time buyers, small families or anyone seeking a connected, relaxed lifestyle in a thriving, friendly area.

Main Particulars

Beautifully Located 2-Bed Terraced Home

This well-positioned two-bedroom terraced house in the heart of Basford offers an attractive blend of convenience, community and connectivity. Suitable for first-time buyers, young families, downsizers or investors, the property benefits from excellent public transport links, a wide choice of schools, plenty of nearby retail options and a selection of parks and green open spaces.

Available for £125,000.

EPC: C (current: 62, potential 81).

Council tax band: A

Located within the Nottingham City Selective Licencing Area

Two well-proportioned bedrooms suitable for singles, couples, young families, students or working professionals. Versatile living spaces offering potential for home-working, guest room, or children's bedroom. Perfect for commuters, thanks to tram, bus, rail and quick road connections.

A short walk to David Lane Tram Stop, providing fast, frequent access to Nottingham City Centre, Nottingham Station, Queens Medical Centre, University of Nottingham, Bulwell, Hucknall, and other major stops.

Direct bus links to the city centre, Mansfield Road corridor, Bulwell and surrounding neighbourhoods.

Bulwell Train Station nearby, offering rail connections into Nottingham, Worksop, and the wider East Midlands rail network.

Easy connections to A610, A611, Ring Road, and routes leading to the M1 (J26).

Education for All Ages* - From Nursery Through to University

Nurseries & Early Years

Old Basford Nursery

Heathfield Primary & Nursery

Whitemoor Nursery & Academy

Primary Schools

Old Basford School

Heathfield Primary School

Whitemoor Academy

Djanogly Northgate Academy

Secondary Schools

Ellis Guilford School & Sports College

Nottingham Free School

Bluecoat Academy

Colleges & Universities

Nottingham College (City Hub and other campuses)

Nottingham Trent University - direct tram access to City Campus and Clifton Campus

University of Nottingham

*Note: This is a list of nearby places of education and does not reflect any catchment areas and/or admission criteria.

Shops, Retail & Everyday Amenities

Basford offers plentiful local shopping options, with more extensive retail hubs just minutes away:

Local convenience stores, takeaways, barbers, pharmacies & independent shops.

Tesco Express and other small supermarkets in the immediate area.

Bulwell Town Centre (short tram ride or drive) with high-street shops, banks, supermarkets and a vibrant market.

Nottingham City Centre retail district easily accessible via tram for larger shopping trips, dining, entertainment and cultural venues.

Parks, Green Spaces & Things To Do

Residents can enjoy several outdoor spaces and recreation options:

Vernon Park - local green space ideal for dog walks, family time or exercising.

Bulwell Hall Park - large open parkland, perfect for longer walks or picnics.

Forest Recreation Ground - accessible via tram for events, sports and walking trails.

Close to cycle routes for commuting or leisure rides across Nottingham.

DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Sales & Lettings are registered with:

* Property Redress, with reference: PRS01969.

* Information Commissioners' Office, with reference: ZA251605

* Client Money Protect, with reference: CMP002689

Council Tax Band: A (Nottingham City Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Bedroom 1 w: 3.47m x l: 4.08m (w: 11' 5" x l: 13' 5")

With front aspect, centrally heated radiator, fitted carpet.

Bedroom 2 w: 3.72m x l: 3.48m (w: 12' 2" x l: 11' 5")

Rear aspect. Centrally heated radiator and fitted carpet

Bathroom w: 1.63m x l: 2.01m (w: 5' 4" x l: 6' 7")

Kitchen w: 1.7m x l: 2.39m (w: 5' 7" x l: 7' 10")

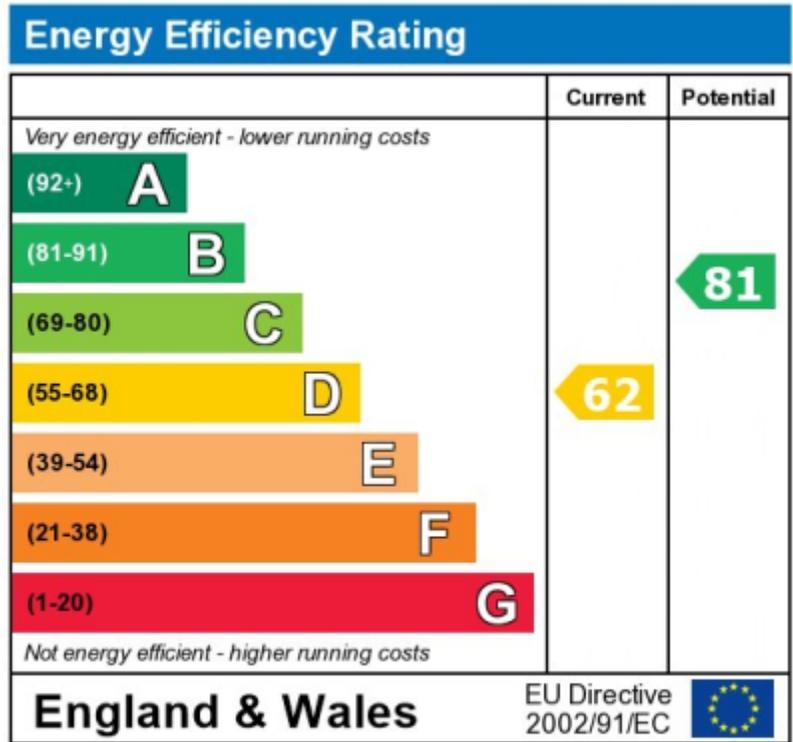
Parking

On street

Living room w: 3.48m x l: 3.73m (w: 11' 5" x l: 12' 3")

Dining Room w: 3.49m x l: 4.89m (w: 11' 5" x l: 16')





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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