



£125,000

Edgware Road

Terraced House | 2 Bedrooms | 1 Bathroom

0115 697 28 29



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Step Inside

Key Features

- 2 Double Bedrooms
- Roof Replaced in 2021 (6 years left on Guarantee)
- Boiler replaced in 2021
- chain free
- NOT within Nottingham City Selective Licensing boundary
- Bath with over bath shower
- Carpets throughout
- Close to local shops
- Combi Boiler
- Council Tax Band A

Property Description

Spacious Two Bedroom Terrace with Large Garden - A Home Full of Potential; INVESTMENT OPPORTUNITY or Fixer Upper

Main Particulars

Whether you're looking to step onto the property ladder, searching for your next family home or adding to your investment portfolio, this spacious two-bedroom mid-terrace has plenty to offer. May appeal to NHS workers due to its accessibility to Nottingham City Hospital and QMC.

Set in a well-established residential area of Bulwell, this home combines generous living space, excellent transport links and a fantastic range of local amenities, all within easy reach of Nottingham City Centre.

Inside, you'll find two welcoming reception rooms, giving you the flexibility to create separate living and dining spaces, a home office or even a playroom. The kitchen sits to the rear of the property with access out to the garden, while upstairs there are two good-sized double bedrooms and a family bathroom.

One of the standout features is the generous rear garden. Whether you enjoy entertaining friends, have children who need space to play, or simply fancy creating your own outdoor retreat, there's plenty of room to make it your own.

For investors, the property has previously been successfully let and comes with a valid Electrical Installation Condition Report (EICR). Even better, it's not located within Nottingham's Selective Licensing area, helping to keep ongoing landlord costs and compliance requirements lower. THE KITCHEN LENDS ITSELF TO POTENTIAL DEVELOPMENT MAKING USE OF THE OUTSIDE BUILDINGS - SUBJECT TO PLANNING/BUILDING REGS APPROVALS ETC.

Additional Information

- * Two spacious double bedrooms
- * Two versatile reception rooms
- * Large enclosed rear garden
- * Previously tenanted with valid EICR and Gas Safety Certificate (now expired)
- * Outside Nottingham's Selective Licensing area
- * Council Tax Band A
- * EPC Rating D
- * Chain-free
- * Boiler installed in June 2021 (Glow-worm, Easicom3 28c) serviced annually
- * Roof replaced in Summer 2021 with 10 year guarantee

Commuting couldn't be easier.

Regular bus services are just a short walk away, making travelling into Nottingham City Centre, Bulwell, Hucknall and surrounding areas simple. Bulwell Tram Stop is also nearby, offering fast and reliable services across the city, including direct routes to the University of Nottingham, Queen's Medical Centre and Phoenix Park.

Bulwell Train Station is close by for rail connections to Nottingham, Mansfield and Worksop, while motorists will appreciate the quick access to the A610, A611, Nottingham Ring Road and Junction 26 of the M1.

Schools & Education

Families are well catered for with a great selection of schools close to home.

There are several nurseries and primary schools nearby including Cantrell Primary & Nursery School, Our Lady of Perpetual Succour Catholic Primary School, Stanstead Flying High Academy and Henry Whipple Primary School.

Older children are served by The Bulwell Academy, Park Vale Academy and Ellis Guilford School, while Nottingham College, Nottingham Trent University and the University of Nottingham are all easily reached by public transport.

All subject to the schools admission arrangements.

Everything you need is close at hand.

Bulwell Town Centre offers a mix of familiar supermarkets including Aldi, Tesco and Heron Foods alongside independent cafés, bakeries, butchers, convenience stores and takeaways. Bulwell Market remains a popular destination for fresh produce, local traders and everyday bargains, giving the area a real community feel.

There's plenty to keep everyone occupied.

Take a stroll through Bulwell Forest, enjoy a round at Bulwell Forest Golf Club or head to Southglade Leisure Centre with its gym, swimming pool and fitness facilities. Bestwood Country Park is only a short drive away, offering woodland walks, cycling trails and open green spaces, while Nottingham City Centre is just a short tram ride away for shopping, restaurants, entertainment and nightlife.

This is a home that offers fantastic value, generous room sizes and a location that's well connected to everything you need. Whether you're buying your very first home, upsizing, or looking for a ready-to-go investment with the added benefit of being outside the Selective Licensing area, this is a property that's well worth viewing.

Homes offering this combination of space, convenience and future potential don't stay on the market for long, so early viewing is highly recommended.

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: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Restrictions: Conservation area

Rights & easements: Private right of way

The property, or part of it, may fall within a conservation area.

"TOGETHER WITH the rights for the Purchasers and their successors in title and their tenants servants visitors and others to use the passage way between Numbers 10 and 12 Edgeware Road and also the passage at the rear of Number 12 Edgeware Road as a means of access from and to Edgeware Road to and from the rear of the property"

Lounge w: 3.37m x l: 3.59m (w: 11' 1" x l: 11' 9")

Leading from the UPVC front door, the lounge boasts a bay window, with converted seats to hide the meters and fuse box. Carpeted throughout. The chimney breast has a TV bracket mounted. Fireplace in-situ with original period tiling. Radiators are wall mounted and has a thermostatic valve.

Dining Room w: 3.24m x l: 3.67m (w: 10' 8" x l: 12')

Following the lounge, the dining room is similar in layout - with a fireplace and additional under-stairs storage. Carpeted throughout. Radiators are wall mounted and has a thermostatic valve. Double Glazed Window. Carbon Monoxide alarm present. Access to upper stairs.

Kitchen w: 2.19m x l: 1.89m (w: 7' 2" x l: 6' 2")

Double glazing in windows. Stainless Steel sink with draining board and mixer tap. Electric 4 ring hob and electric oven/grill. White base units and upper units. Blue tile splashback. Heat Detector present. Back door leads to garden and outside storage.

NOTE: FURNITURE TO BE REMOVED

Landing w: 0.78m x l: 4.65m (w: 2' 7" x l: 15' 3")

Carpeted landing with wall mounted radiator (with thermostatic valve). Loft hatch access. Single plug socket.

Bedroom 1

w: 3.55m x l: 3.47m (w: 11' 8" x l: 11' 5")

Double bedroom. Carpeted throughout. Fireplace feature included. Double glazed outward opening window with window restrictors. 2x double sockets. Wall mounted radiator with thermostatic valve. Storage cupboard.

NOTE: FURNITURE TO BE REMOVED.

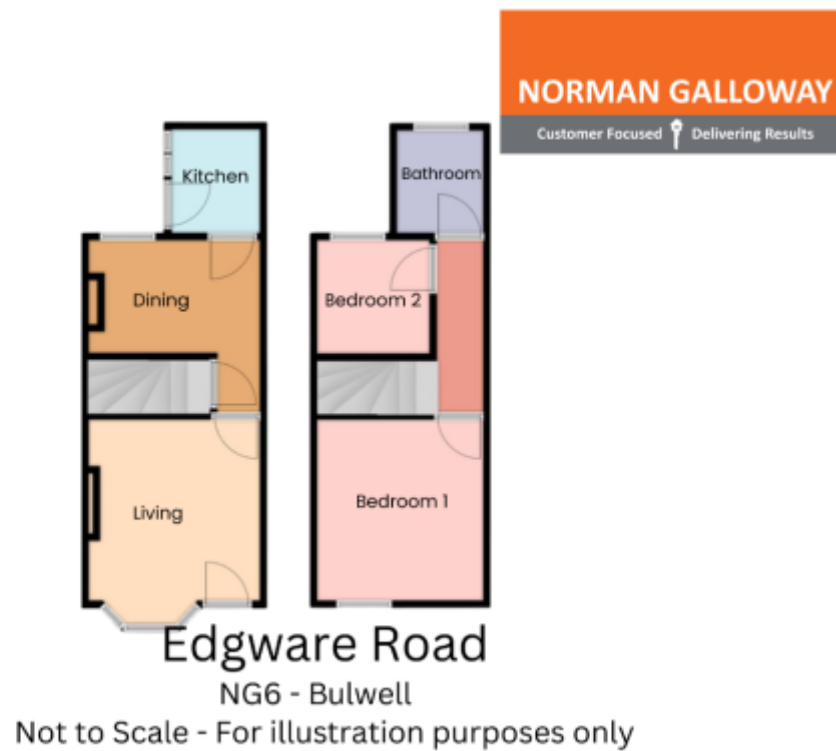
Bedroom 2 w: 2.95m x l: 3.66m (w: 9' 8" x l: 12')

Double bedroom. Carpeted throughout. Double glazed outward opening window with window restrictors. 2x double sockets. Wall mounted radiator with thermostatic valve. Views over the garden

Bathroom w: 1.91m x l: 3.68m (w: 6' 3" x l: 12' 1")

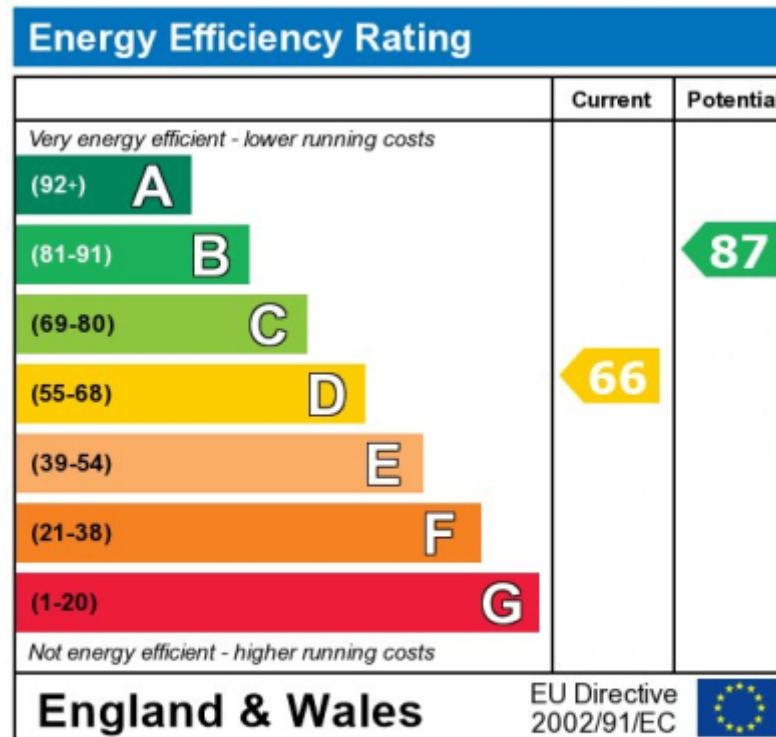
Full size bathtub with overhead electric shower. Toilet and pedestal wash hand basin. Shower curtain rail present. Wall mounted radiator with thermostatic valve present. Boiler in airing cupboard. Replaced in June 2021. Wood effect vinyl flooring.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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

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