

£137,500 Offers In Excess Of

St. Pauls Terrace, Nottingham

Terraced House | 2 Bedrooms | 1 Bathroom

## Step Inside

### Key Features

- Flexible Living Spaces: Perfect for entertaining guests or creating distinct living.
- Sizeable Bedrooms: Two spacious bedrooms ideal for tenants or a small family.
- Low-Maintenance Garden: Rear garden space ideal for outdoor relaxation or entertaining guests.
- Proximity to Amenities: Close to local shops, schools, and public transport links.
- Convenient Access: Easy access to Nottingham city centre and major road networks.
- Student Appeal: Proximity to universities and schools, ideal for attracting student renters.
- Robust Rental Market: Located in NG7, known for strong rental demand and excellent rental yields
- Investment Potential: NG7 is undergoing significant development and

0115 978 9843



[www.houzly.co.uk](http://www.houzly.co.uk)

regeneration.

- Thriving Community:  
Nearby parks, cafes, and  
cultural hotspots enhance  
residents' quality of life.
- Mid-Terrace House

## Property Description

no upward chain...

This well presented two-bedroom mid-terrace home is perfect for a first-time buyer looking for a property that's ready to move straight into. Situated in a well-connected location close to the city centre, it benefits from excellent transport links, nearby shops, and great school catchments. The ground floor features a living room, leading to a stylish modern fitted kitchen-diner with ample storage and space for dining. There is also access to a useful cellar, providing additional storage. Upstairs, the first floor offers two well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to the loft. Externally, the property benefits from on-street permit parking to the front, while the rear boasts a low-maintenance garden, ideal for outdoor relaxation. With its modern interior and convenient location, this home is an excellent opportunity for those looking to step onto the property ladder.

Must be viewed

Basement

Cellar One (1.67m x 3.56m (5'5" x 11'8"))

The first cellar has lighting and ample storage space.

Cellar Two (3.56m x 1.72m (11'8" x 5'7"))

The second cellar has lighting and ample storage space.

Ground Floor

Living Room (3.47m x 3.56m (11'4" x 11'8"))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Dining Room (3.55m x 3.13m (11'7" x 10'3"))

The dining room has wood-effect flooring, a radiator, coving and access down to the cellar.

Kitchen (1.67m x 3.31m (5'5" x 10'10"))

## Main Particulars

no upward chain...

This well presented two-bedroom mid-terrace home is perfect for a first-time buyer looking for a property that's ready to move straight into. Situated in a well-

connected location close to the city centre, it benefits from excellent transport links, nearby shops, and great school catchments. The ground floor features a living room, leading to a stylish modern fitted kitchen-diner with ample storage and space for dining. There is also access to a useful cellar, providing additional storage. Upstairs, the first floor offers two well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to the loft. Externally, the property benefits from on-street permit parking to the front, while the rear boasts a low-maintenance garden, ideal for outdoor relaxation. With its modern interior and convenient location, this home is an excellent opportunity for those looking to step onto the property ladder.

Must be viewed

Basement

Cellar One (1.67m x 3.56m (5'5" x 11'8"))

The first cellar has lighting and ample storage space.

Cellar Two (3.56m x 1.72m (11'8" x 5'7"))

The second cellar has lighting and ample storage space.

Ground Floor

Living Room (3.47m x 3.56m (11'4" x 11'8"))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Dining Room (3.55m x 3.13m (11'7" x 10'3"))

The dining room has wood-effect flooring, a radiator, coving and access down to the cellar.

Kitchen (1.67m x 3.31m (5'5" x 10'10"))

Telephone: 0115 978 9843



---

[www.houzly.co.uk](http://www.houzly.co.uk)