



Gawthorne Street
Nottingham

burchell
edwards



Property Description

The ground floor features a beautiful bay-fronted lounge complete with an original fireplace, creating a warm and inviting space to relax. A separate dining room, also benefiting from an original fireplace, offers the perfect setting for entertaining or family meals. To the rear of the property is the fitted kitchen, providing access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom. The additional loft room provides excellent extra space and versatility.

Outside, the rear garden offers a lovely area to enjoy the outdoors, featuring a seating area beneath a pergola, ideal for relaxing or hosting during the warmer months.

A characterful home offering space, charm, and practicality, early viewing is highly recommended.

Entrance Hallway

Accessed via wooden door to the front leading into the hallway where there is stairs off to the first floor and door to:-

Lounge

Having double glazed bay window, a radiator, wooden flooring and original fireplace.

Dining Room

Having wooden flooring, double glazed window to the rear elevation, original fireplace and gives access to the kitchen.

Kitchen

Having tiled flooring, wall and base units with work surfaces over, door to the side leading out to the rear garden, window to the rear elevation, space and plumbing for a washing machine, electric oven, gas hob with extractor over and sink and drainer with mixer tap over,

First Floor Landing

Having wooden flooring, stairs leading to a loft room and doors off to:-

Bedroom One

Having double glazed bay window to the front elevation, wooden flooring and a radiator.

Bedroom Two

Having wooden flooring, a radiator and window to the rear elevation.

Bathroom

Having bath with electric shower over, low level W.C, pedestal wash hand basin and obscured window to the side elevation.

Loft Room

Having a radiator, eaves storage and window to the side elevation.

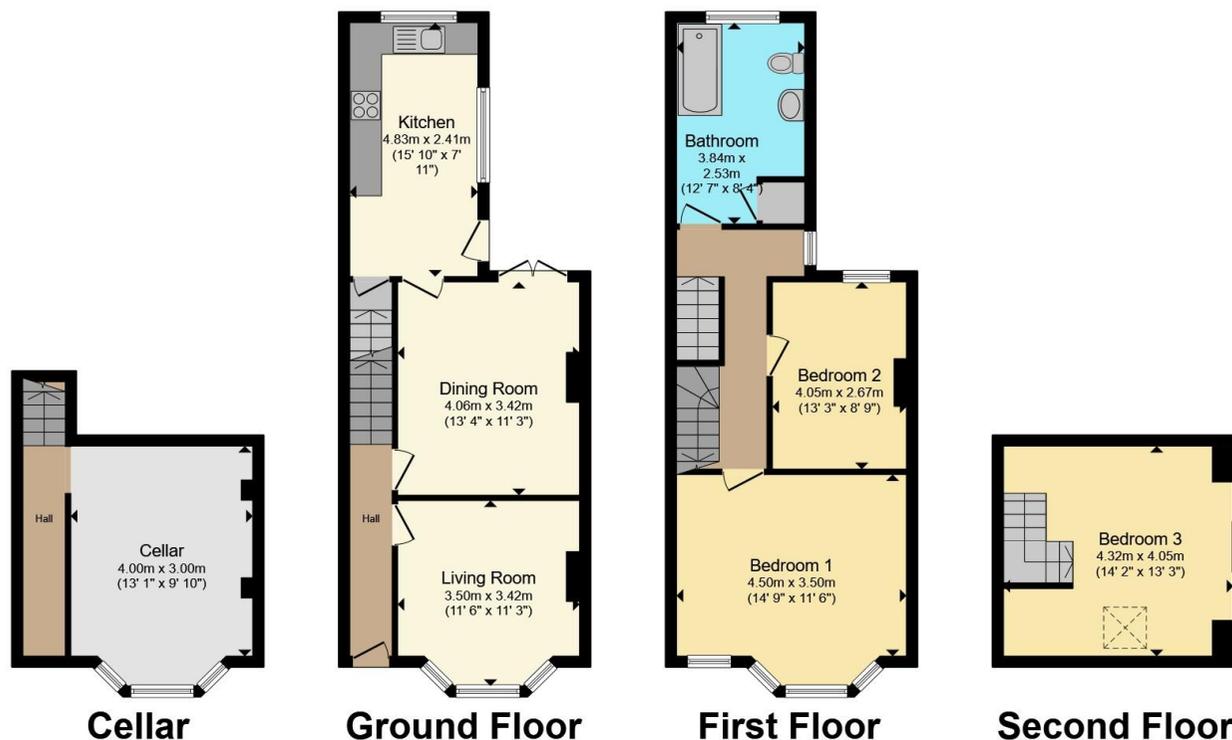
Outside

To the rear is a low maintenance yard which is fully enclosed with side access, pergola and outside seating area,









Total floor area 124.0 m² (1,335 sq.ft.) approx

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EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

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