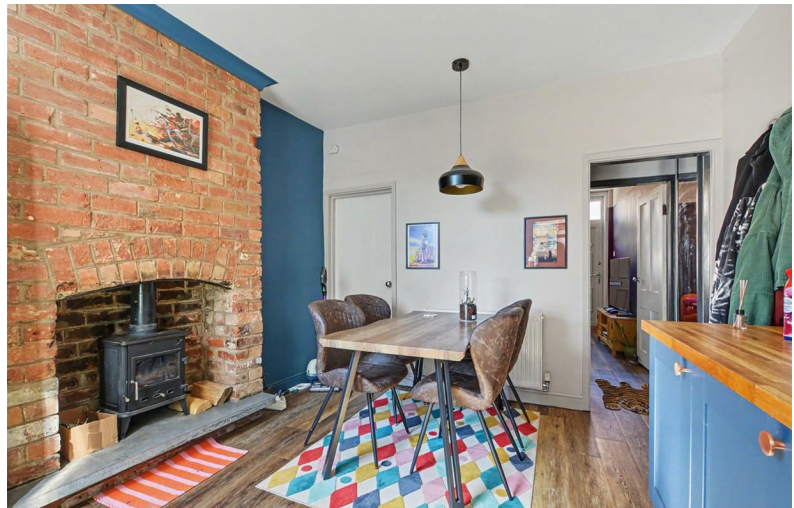


Robert Ellis

look no further...



Foljambe Terrace
Nottingham NG3 1GX

**GATED THREE BEDROOM END TERRACE
WITH VICTORIAN CHARM**

Guide Price £210,000 Freehold

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Tucked away on a private end plot within the gated Foljambe Terrace, this property offers a rare sense of privacy and security.

Despite being just a stone's throw from the Lace Market in Nottingham city centre, it enjoys a peaceful setting behind a private gated entrance serving this small cluster of homes. As you enter, the tree-lined front gardens creates an immediate sense of charm and welcome, while the secure surroundings foster a strong feeling of safety and a genuine community atmosphere among neighbouring residents, many of whom are first-time buyers.

Boasting a desirable position adjacent to Victoria Park, the property enjoys peaceful green views while remaining within easy reach of excellent transport links and the vibrant Sneinton Market, renowned for its independent food and drink scene. The River Trent and nearby canals are also just a short walk away, perfect for weekend strolls.

Externally, the home benefits from a delightful front garden with decking, ideal for relaxing or entertaining. As well as a low-maintenance rear courtyard garden with convenient rear access. Further enhancing the property, a brand new roof was fitted in 2025, along with the chimney stack being repointed, offering peace of mind for years to come.

Internally, the property is finished to a high standard throughout, with all windows and doors fitted with UPVC double glazing. Brand new Karndean LVT flooring, laid in 2025, runs throughout the ground floor, adding a stylish and durable finish.

You are welcomed through the front door into a bright and inviting lounge, featuring large windows that flood the space with natural light and a wall-mounted television for modern living.

To the rear, the property opens into a spacious open-plan dining and kitchen area, thoughtfully designed with fitted units, ample dining space, and direct access to the rear garden, creating a perfect hub for both everyday living and entertaining.

Stairs lead from this space to the first floor, where you will find a generously sized double bedroom and a large single bedroom, currently used as a home office. A well appointed three-piece family bathroom completes this level.

Occupying the entire second floor is the impressive principal bedroom, a large double room with dual aspect windows, including dormer and Velux styles. This versatile space also offers eaves storage and ample room for a sleeping area, dressing space, and even a study nook if desired.

Combining characterful Victorian features with a prime yet peaceful location, this exceptional home is ideal for buyers seeking style, space, and convenience.

Offered to the market chain free, early viewing is highly recommended.



Lounge

11'5" x 11'5" approx (3.48m x 3.48m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, Karndean flooring, wall mounted radiator, door leading through to the dining room.

Open Plan Kitchen Diner

11'5" x 18'8" approx (3.48m x 5.69m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a fridge freezer, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, wall mounted boiler housed within a matching cabinet, two UPVC double glazed windows to the rear elevation, wooden door leading out to the rear garden, Karndean flooring, log burner, staircase leading to the first floor landing, wall mounted radiator, recessed spotlights to the ceiling.

First Floor Landing

Carpeted flooring, carpeted staircase leading to bedroom one, under stairs storage cupboard, doors leading off to:

Bedroom Two

11'5" x 11'5" approx (3.48m x 3.48m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

8'10" x 7'10" approx (2.69m x 2.39m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Shower Room

6'10" x 6'2" approx (2.08m x 1.88m approx)

UPVC double glazed window to the rear elevation, handwash basin with mixer tap, WC, shower enclosure with mains fed shower over, tiled splashbacks, tiling to the floor, heated towel rail, extractor fan.

Bedroom One

19'3" x 10'4" approx (5.87m x 3.15m approx)

Laminate flooring, carpeted flooring, wall mounted

radiator, access to the loft, UPVC double glazed window to the front and side elevations.

Outside

Front of Property

To the front of the property there is a decked garden with flowerbeds to the borders, fenced and walled boundaries, slate pathway leading to the front of the property giving access to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed courtyard style rear garden with walled and fenced boundaries, shed, gated access to the rear.

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

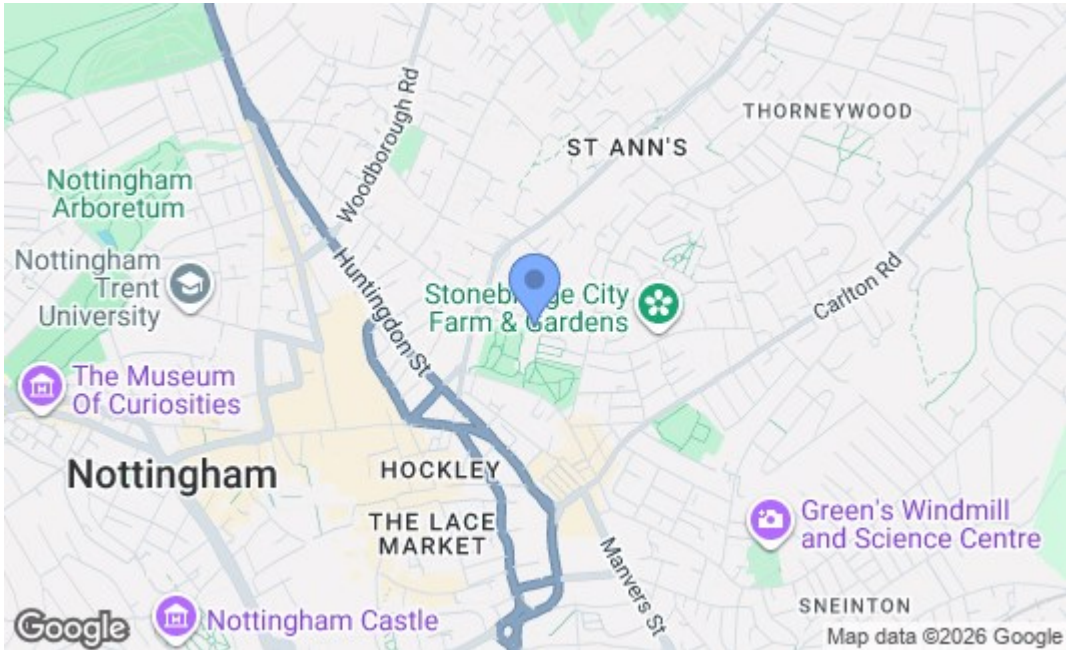
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.