



Waterloo Promenade  
Hyson Green, Nottingham NG7 4AT

A FIVE BEDROOM THREE STOREY  
EXTENDED PROPERTY WITH SECURE  
STORAGE.

**Asking Price £275,000 Freehold**



This substantial five-bedroom, three-storey Victorian terraced townhouse is located on the historical Waterloo Promenade in Hyson Green, offering a wealth of practical space and character. Recently improved and extended, the property is ideal for various buyers, including first-time homeowners, growing families, or developers/investors interested in HMO potential, subject to the necessary permissions.

Each of the five double bedrooms boasts private en-suite facilities, including a thermostatic shower, WC, and wash basin. The home also benefits from upgraded gas central heating powered by a modern Baxi boiler with an up-to-date service record.

The rear elevation offers stunning views of sunsets on the northwest horizon, and the property is just a short distance from the historical Arboretum and Forest Recreation Ground, the second-largest public park in Nottingham, known for its many festivals and events throughout the year.

Externally, the property features a rear courtyard with a raised decked terrace, complete with sun/rain awnings, side wind protection, and hooks for a hammock, making it perfect for outdoor relaxation. The front of the property benefits from pedestrian-only access, ensuring peace and quiet with no traffic noise, while the rear provides unrestricted parking and a secure outdoor storage area for bicycles.

With easy access to the city centre, tram stops, bus stops, and local amenities, this property is ideally situated. Viewings are highly recommended to fully appreciate the size, scope, and lifestyle opportunities this wonderful home provides.



### Porch

10'1" x 3'8" approx (3.07m x 1.12m approx)

UPVC double glazed entrance door to rear elevation. UPVC double glazed windows to side and rear elevations. Ceiling light point. Internal UPVC glazed door leading to kitchen diner.

### Kitchen Diner

12'4" x 11'4" approx (3.76m x 3.45m approx)

UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. A range of matching wall and base units incorporating wooden worksurfaces over. Breakfast bar with ample seating space. 1.5 bowl stainless steel sink with dual heat tap above. Integrated eye level double oven. 4 ring stainless steel gas hob. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Staircase leading to the first floor landing.

### Hallway

10'5" x 17'0" approx (3.2 x 5.2 approx)

Laminate flooring. Wall mounted radiator. Ceiling light point. Alarm control panel. Internal doors leading into the kitchen, bedroom 1 and WC.

### Bedroom 1

11'06" x 12' approx (3.51m x 3.66m approx)

This versatile room has previously been used as a bedroom, however could make an additional reception room subject to buyers needs and requirements. UPVC double glazed window to front elevation. Wood and tiled flooring. Wall mounted radiator. Ceiling light points. Exposed brick wall. Semi recessed vanity hand wash with dual heat tap, storage cupboards below and tiled splashbacks. Walk-in shower enclosure with a mains fed rainwater shower head above. Extractor fan.

### WC

3'11" x 2'7" approx (1.19m x 0.79m approx)

Wood flooring. Tiled splashbacks. Recessed spotlight to ceiling. Wall hung vanity wash hand basin. Low level flush WC.

### First Floor Landing

2'11" x 6'6" approx (0.9 x 2.0 approx)

Linoleum floor covering. Recessed spotlights to the ceiling. Alarm control panel. Internal doors leading to the living room and bedroom 2.

### Living Room

12' x 11'07" approx (3.66m x 3.53m approx)

UPVC double glazed door with leaded window above to the front elevation. UPVC double glazed window to front elevation. Linoleum floor covering. Wall mounted radiator. Ceiling light point. Feature decorative fireplace with slate hearth and surround. Bi-folding door with staircase leading to the second floor landing.

### Bedroom 2

11'4" x 12'4" approx (3.45m x 3.76m approx)

This double bedroom benefits from having UPVC double glazed French doors to the rear elevation leading out to the balcony with tiled flooring, metal balustrades and offering further sitting space with picturesque views of Nottingham. Wooden flooring. Wall mounted towel radiator. Ceiling light point. Recessed spotlight to ceiling. Walk-in shower enclosure with a mains fed shower above. Extractor. Internal door leading into the en-suite WC.

### En-Suite WC

3'10" x 2'10" approx (1.17m x 0.86m approx)

Wood flooring. Tiled splashbacks. Recessed spotlight to ceiling. Wall hung vanity wash hand basin. Low level flush WC.

### Second Floor Landing

9'10" x 10'9" approx (3 x 3.3 approx)

Carpeted flooring. Ceiling light point. Space and plumbing for an automatic washing machine. Staircase leading to bedroom 5. Internal doors leading to bedrooms 3 and 4.

### Bedroom 3

11'10" x 11'09" approx (3.61m x 3.58m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Shelving for further storage. Bi-fold door leading to the en-suite shower room.

### En-Suite Shower Room

6'07" x 4'02" approx (2.01m x 1.27m approx)

Tiled splashbacks. Chrome heated towel rail. Recessed spotlights to the ceiling. Extractor. 3 piece suites comprising of a walk-in shower enclosure with mains fed shower above, pedestal hand wash basin with dual heat tap and a low level flush WC.

### Bedroom 4

8'11" x 12' approx (2.72m x 3.66m approx)

This double bedroom benefits from having UPVC double glazed French doors to the rear elevation leading out to the balcony. Carpeted flooring. Wall mounted chrome heated towel radiator. Ceiling light point. Recessed spotlight to ceiling. Shelving for further storage. Pedestal wash hand basin with dual heat tap and tiled splashbacks. Walk-in shower enclosure with rain water showerhead and tiled splashbacks. Extractor fan. Internal door leading into the en-suite WC.

### En-Suite WC

3'8" x 2'6" approx (1.12m x 0.76m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Low level flush WC

### Bedroom 5

11'07" x 28'7" approx (3.53m x 8.71m approx)

This dual aspect double fronted bedroom benefits from having UPVC double glazed window overlooking the quiet walkway to the front with UPVC double glazed French doors leading to a Juliet balcony with picturesque views over Nottingham. Carpeted flooring. Wall mounted radiators. Ceiling light points. Part padding to walls. Wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property. P-shaped modern jacuzzi bath featuring mains fed shower above and tiled splashbacks. Pedestal wash hand basin with dual heat tap and tiled splashbacks. Internal door leading into the en-suite WC. Space saving staircase leading to attic room.

### En-Suite WC

3'01" x 2'01" approx (0.94m x 0.64m approx)

Recessed spotlight to ceiling. Low level flush WC. Extractor unit.

### Attic Room

11'8" x 8'7" approx (3.56m x 2.62m approx)

Velux roof windows to the front and rear elevations. Stripped timber flooring. Ceiling light points. Exposed brick wall. Access to eaves for further storage space.

### Front of Property

To the front of the property there is a low maintenance courtyard style paved patio area with fencing and wall to the boundaries. On road parking.

### Rear of Property

To the rear of the property there is a rear yard with incorporating a raised seating area with tiled flooring and a covered canopy above. Secure gated access to rear elevation. External storage located 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: O2, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

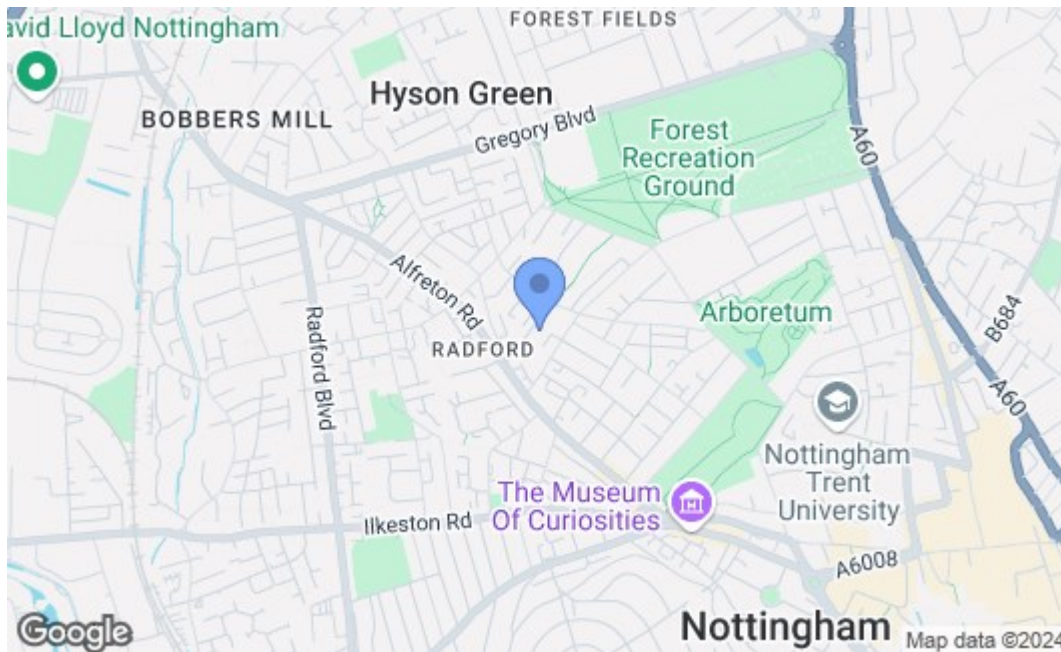
Any Legal Restrictions: No

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.