



58 Portland Road, Carlton – NG4 3PZ

Guide Price **£270,000**

DavidJames
the estate agent



58 Portland Road

Carlton, Nottingham

Fantastic opportunity for families! 3 bed semi-detached home close to local amenities, schools and bus links with two spacious reception rooms, private rear garden, carport and garage with a sauna!

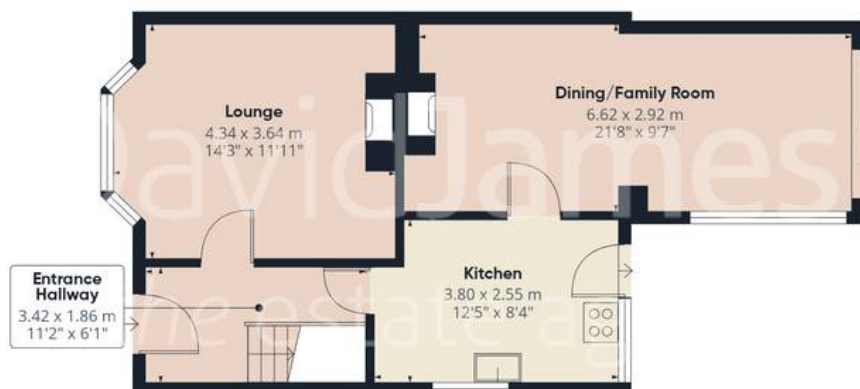
Council Tax band: B

Tenure: Freehold

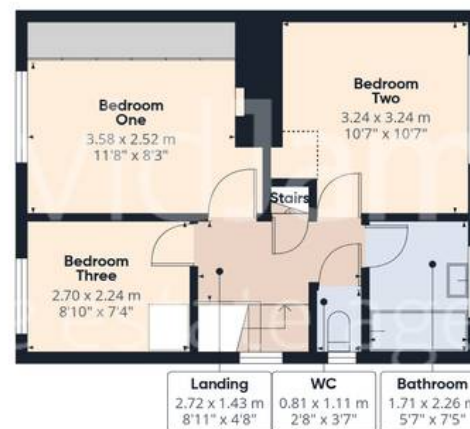
- Semi-detached family home close to local amenities, schools and bus services
- Bright and airy lounge with feature bay window and open fireplace
- Spacious second reception room with feature fireplace and patio doors
- Three well-proportioned first floor double bedrooms
- Main bedroom with fitted sliding door wardrobe storage
- Three-piece bathroom suite with electric shower over the bath
- Fully boarded and versatile loft space with two roof windows
- Lovely private westerly-facing rear garden with lawn and paved patio areas
- Detached garage with feature built-in sauna
- Driveway and carport providing off street parking for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

105.6 m²

1136 ft²

Reduced headroom

8.6 m²

92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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