

HoldenCopley

PREPARE TO BE MOVED

Portland Road, West Bridgford, Nottinghamshire NG2 6DL

Guide Price £280,000 - £300,000

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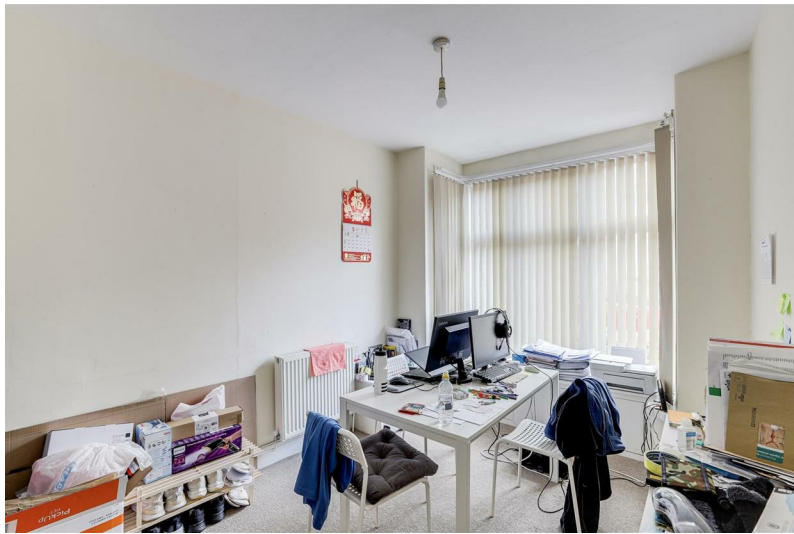
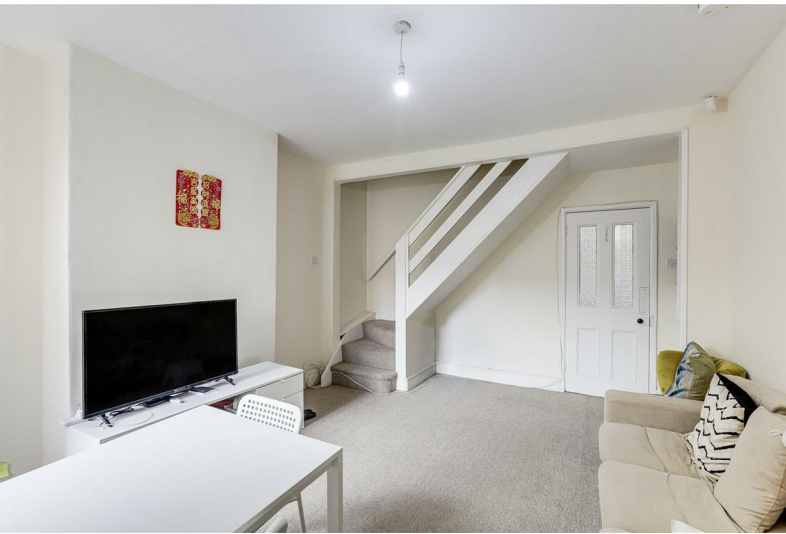


GUIDE PRICE - £280,000 - £300,000

LOCATION, LOCATION, LOCATION...

We are pleased to offer this mid-terraced house, ideally located in a highly sought-after area. Perfect for investors or a variety of buyers, this property is within close proximity to excellent schools, a wide array of shops, popular eateries, and numerous local amenities, making it a fantastic choice for those seeking both convenience and a vibrant community atmosphere. As you step into the property, the ground floor welcomes you with an entrance hall that leads to a living room featuring a charming square bay window, allowing for an abundance of natural light. Adjacent to the living room, the dining room offers ample space for family meals and gatherings, seamlessly flowing into the well-equipped fitted kitchen. The kitchen provides practical access to the back entry, enhancing the functionality of the space. A modern three-piece bathroom suite, stylishly designed for comfort, completes the ground floor layout. Moving to the first floor, you'll find three bedrooms, each offering plenty of room for relaxation and storage. The versatile layout provides the flexibility to create a home office or guest room, catering to your specific needs. Externally, the property benefits from a small courtyard at the front, providing a welcoming entrance. To the rear, you'll discover an enclosed garden featuring a patio area, ideal for outdoor dining or entertaining guests. The garden is framed by a secure fence-panelled boundary and includes gated access, ensuring both privacy and ease of maintenance.

MUST BE VIEWED





- Mid Terraced house
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Sought After Location
- Tenant In Situ
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 3'7" (max) (3.51m x 1.11m (max))

The entrance hall has wood-effect flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

12'2" x 8'6" (max) (3.73m x 2.60m (max))

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Dining Room

15'5" x 12'2" (max) (4.70m x 3.72m (max))

The dining room has a UPVC double glazed window to the rear elevation, and carpeted stairs.

Kitchen

16'10" x 6'10" (5.14m x 2.10m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted Baxi boiler, an extractor fan, tiled splashback, wood-effect flooring, and two UPVC double glazed windows to the rear elevation.

Back Entry

6'1" x 2'11" (1.86m x 0.89m)

The back entry has wood-effect flooring, and a UPVC door opening out to the rear garden.

Bathroom

6'0" x 5'5" (1.84m x 1.66m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Landing

15'5" x 9'4" (max) (4.71m x 2.87m (max))

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

12'2" x 11'3" (max) (3.72m x 3.45m (max))

The first bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Two

12'4" x 9'1" (max) (3.78m x 2.79m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, an open in-built cupboard, a radiator, and carpeted flooring.

Bedroom Three

11'2" x 6'10" (3.42m x 2.10m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed rear garden with a patio, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 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	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk