

HoldenCopley

PREPARE TO BE MOVED

Portland Road, Toton, Nottinghamshire NG9 6EW

Guide Price £200,000 - £220,000

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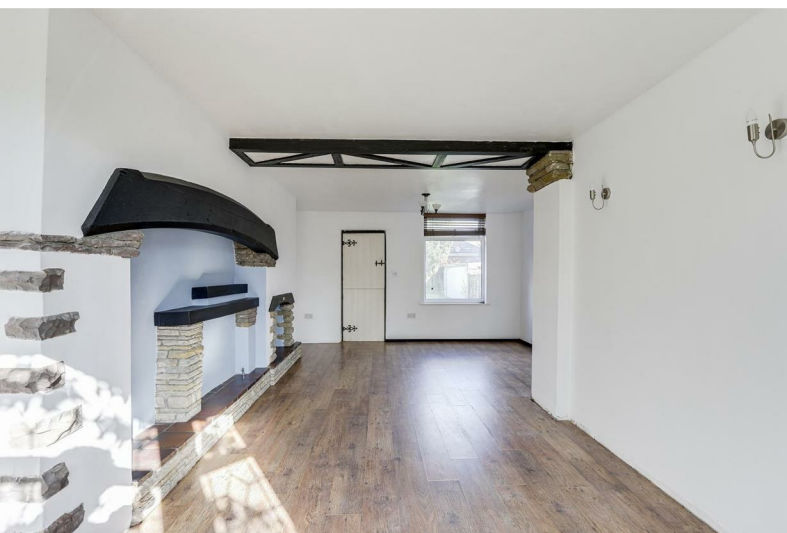


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NO UPWARD CHAIN...

This semi-detached house is perfectly positioned in a popular location, offering the best of both worlds: a peaceful setting close to open greenfield space, while still benefiting from excellent access to local amenities. Just a short distance away are shops, schools, and various other conveniences, making it a great choice for a range of buyers, from first-time homeowners to growing families. The property also boasts strong transport links, providing easy connectivity to surrounding areas. On entering the house, you are welcomed by a bright and airy entrance hall that leads into a spacious living and dining room. This open-plan space is perfect for both relaxing and entertaining, with ample room for seating and dining. The fitted offers everything you need to cater to everyday living. Upstairs, the first floor comprises two generously sized double bedrooms, each providing comfortable living space with plenty of natural light. The three-piece bathroom suite features a bath with an overhead shower, a washbasin, and a WC. In addition, there is access to the attic space, offering extra storage or potential for conversion, subject to planning. The property benefits from outdoor space at both the front and rear. At the front, you'll find a well-kept lawn and a driveway, providing off-road parking, with gated access leading to the rear garden. The rear garden is fully enclosed with a fence panel boundary for privacy. It includes a patio area ideal for outdoor dining, a lawn for relaxation or play, and a useful garden shed for extra storage.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedroom
- Open Plan Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed South Facing Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'3" x 2'10" (1.31m x 0.87m)

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

Living/Dining Room

22'9" x 13'10" (max) (6.94m x 4.24m (max))

The living dining room has a double glazed bay window to the front elevation, a UPVC double glazed window to the rear elevation, a feature fireplace, wooden beams to the ceiling, a radiator, and wood flooring.

Kitchen

15'8" x 5'6" (max) (4.78m x 1.68m (max))

The kitchen has a range of fitted base and wall units with worktops, 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 fridge freezer, a wooden beam to the ceiling, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'7" x 5'10" (2.62m x 1.79m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

13'11" x 12'1" (max) (4.26m x 3.69m (max))

The first bedroom has a double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Second

10'11" x 8'1" (max) (3.34m x 2.48m (max))

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

Bathroom

8'0" x 5'4" (max) (2.46m x 1.64m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, a radiator, floor-to-ceiling tiling, and tiled flooring.

Attic

16'10" x 11'9" (5.15m x 3.59m)

This space is bordered, lighting, and ample storage space.

OUTSIDE

Front

To the front of the property is a lawn, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing garden, a patio area, a shed, a lawn, and a fence panelled boundary.

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, 3G, 4G & 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

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

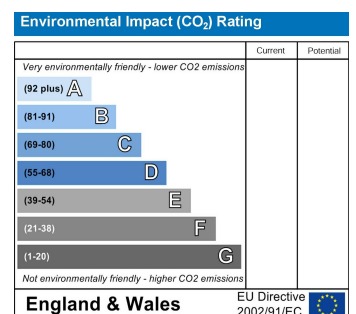
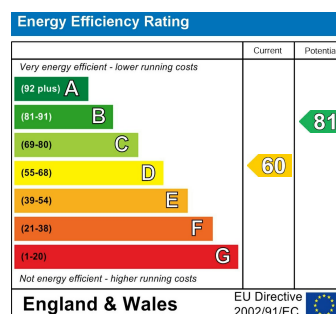
The vendor has advised the following:

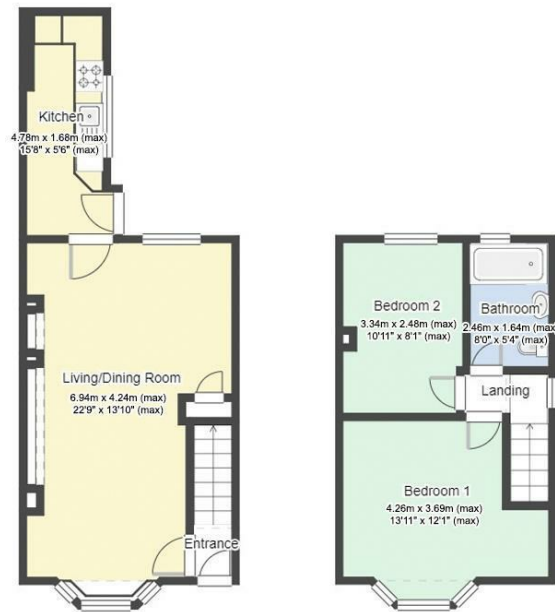
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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