



75 Portland Road, NG7 4GQ

£250,000

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- Three bedroom
- Full width kitchen diner
- Potential off-street parking
- Downstairs toilet
- Close to city centre
- NO UPWARD CHAIN

A three bedroom townhouse just a short distance from the City Centre with lounge, kitchen diner, downstairs toilet and potential off street parking!! NO UPWARD CHAIN

£250,000



Overview

Welcome to this spacious mid-terrace house located on Portland Road in Nottingham! Located just a short distance from the city centre, this home offers easy access to a variety of local shops and amenities, ensuring that everything you need is right at your doorstep.

As you step inside, you are greeted by a spacious hallway which has a downstairs toilet and leads through to both the front living room and the large full-width rear kitchen diner which is a highlight of this property, offering a bright and airy space and benefits from integrated electric double oven & hob and leads directly out to the rear courtyard garden, which is shared with a neighboring property. The gravelled front garden provides the potential for off-road parking, a rare find in this bustling city.

Upstairs there are three bedrooms and bathroom which is fully tiled in a slate grey colour with an electric shower over the bath.

Entrance Hall

With composite front entrance door, radiator, grey wood laminate flooring and doors to the downstairs toilet, living room and kitchen diner.



Downstairs Toilet

Toilet and wash basin with splashback, RCD board and UPVC double glazed front window.

Lounge

With wood style laminate flooring, UPVC double glazed front window and radiator.

Kitchen Diner

The kitchen area has a range of units with granite effect worktops and inset circular stainless steel sink unit and drainer. Appliances consist of a brushed steel electric double oven, four ring ceramic hob with filter hood and integrated fridge freezer. Plumbing for a washing machine, concealed Baxi gas boiler, grey wood style laminate flooring, LED downlights, radiator and UPVC double glazed windows and door to the rear garden.

First Floor Landing

Loft access, built-in cupboard and separate over-stair airing cupboard housing the hot water cylinder.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

With full slate coloured wall tiling and tile effect flooring, the suite consist of bath with electric shower, pedestal wash basin and dual flush toilet. Radiator, extractor fan and UPVC double glazed rear window.

Outside

To the front is a gravel garden providing potential off-street parking. To the rear is an enclosed courtyard garden shared with a neighbouring property.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: TBC

ANY RIGHTS OF WAY AFFECTING PROPERTY: tbc

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: tbc

FLOOD RISK: tbc

ASBESTOS PRESENT: tbc







ANY KNOWN EXTERNAL FACTORS: tbc
LOCATION OF BOILER: tbc
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: tbc
MAINS ELECTRICITY PROVIDER: tbc
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: tbc
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:

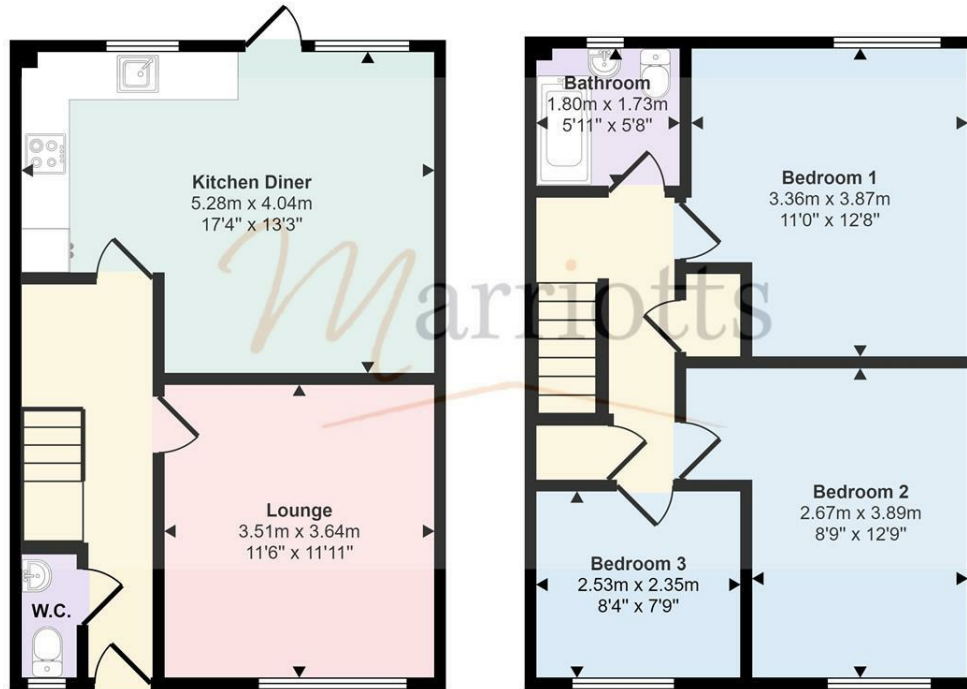
FURTHER INFORMATION

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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