



Portland Road  
Selston Nottingham



# Portland Road Selston Nottingham NG16 6AS

for sale offers over  
**£250,000**



## Property Description

Situated in Selston close to local amenities and transport links is this spacious semi-detached home briefly comprising of two reception rooms, kitchen, utility area, downstairs W.C and conservatory. To the first floor there are two double bedrooms and a family bathroom. Outside there is a sizeable well maintained plot with outbuildings to the rear of the property and outline planning for two three bedroom semi-detached houses with parking to the front of both. There is parking with the property also. This property opportunity is offered with no upward chain.

This property is perfect for an investor or builder.

Contact us to view outline plans.

## Front

To the front there is a forecourt with gates access leading to the driveway and rear garden.

## Lounge

13' 10" x 13' 5" into chimney breast ( 4.22m x 4.09m into chimney breast )

UPVC double glazed window to the front elevation, tiled flooring, radiator and door leading to the front.

## Dining Room

11' 8" plus door recess x 13' 5" into chimney breast ( 3.56m plus door recess x 4.09m into chimney breast )

UPVC double glazed window to the side and rear elevations, carpet flooring and gas fire.

## Kitchen

10' 3" into recess x 8' 4" plus door recess ( 3.12m into recess x 2.54m plus door recess )

Fitted with wall and base units, work surfaces over that incorporates a stainless steel sink & drainer with mixer tap, tiled splashbacks, carpet flooring, cooker-hood, space for gas cooker, UPVC double glazed window to the side elevation and door leading to the porch.

## Utility Area

8' into recess x 8' 4" plus door recess ( 2.44m into recess x 2.54m plus door recess )

UPVC double glazed window to the side elevation.

## Downstairs W.C

Fitted with W.C and UPVC double glazed window to the rear elevation.

## Porch

8' 2" x 4' 8" plus door recess ( 2.49m x 1.42m plus door recess )

UPVC construction with patio doors to the side elevation.

### First Floor Landing

With carpet flooring and UPVC double glazed window to the side elevation.

### Bedroom One

13' 10" x 13' 6" into chimney breast ( 4.22m x 4.11m into chimney breast )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Bedroom Two

10' plus wardrobe x 9' 8" into chimney breast ( 3.05m plus wardrobe x 2.95m into chimney breast )

UPVC double glazed window to the rear elevation, fitted wardrobes and storage, carpet flooring and radiator.

### Shower Room

Fitted with shower cubicle with panelled splashback, W.C, pedestal wash hand basin, partly tiled splashbacks, tiled flooring, towel radiator and UPVC double glazed opaque window to the rear elevation.

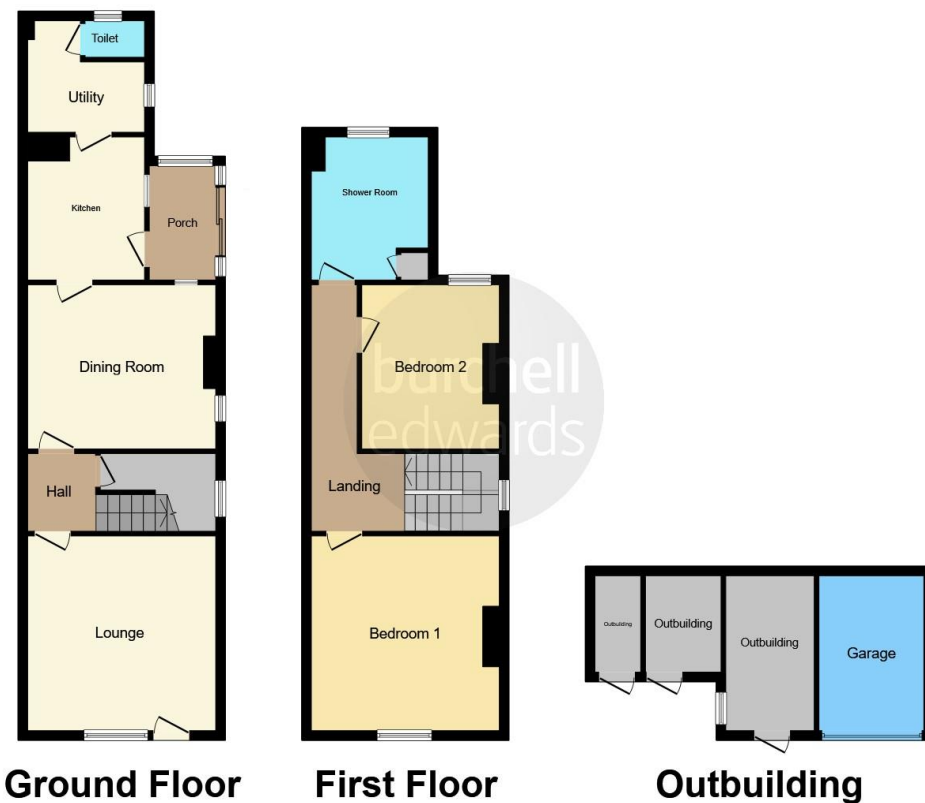
### Gardens And Plot

The rear of the property offers; shrubs, trees, planets along with a hedge row boundary and patio area. There is also access to three outbuildings and a garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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