

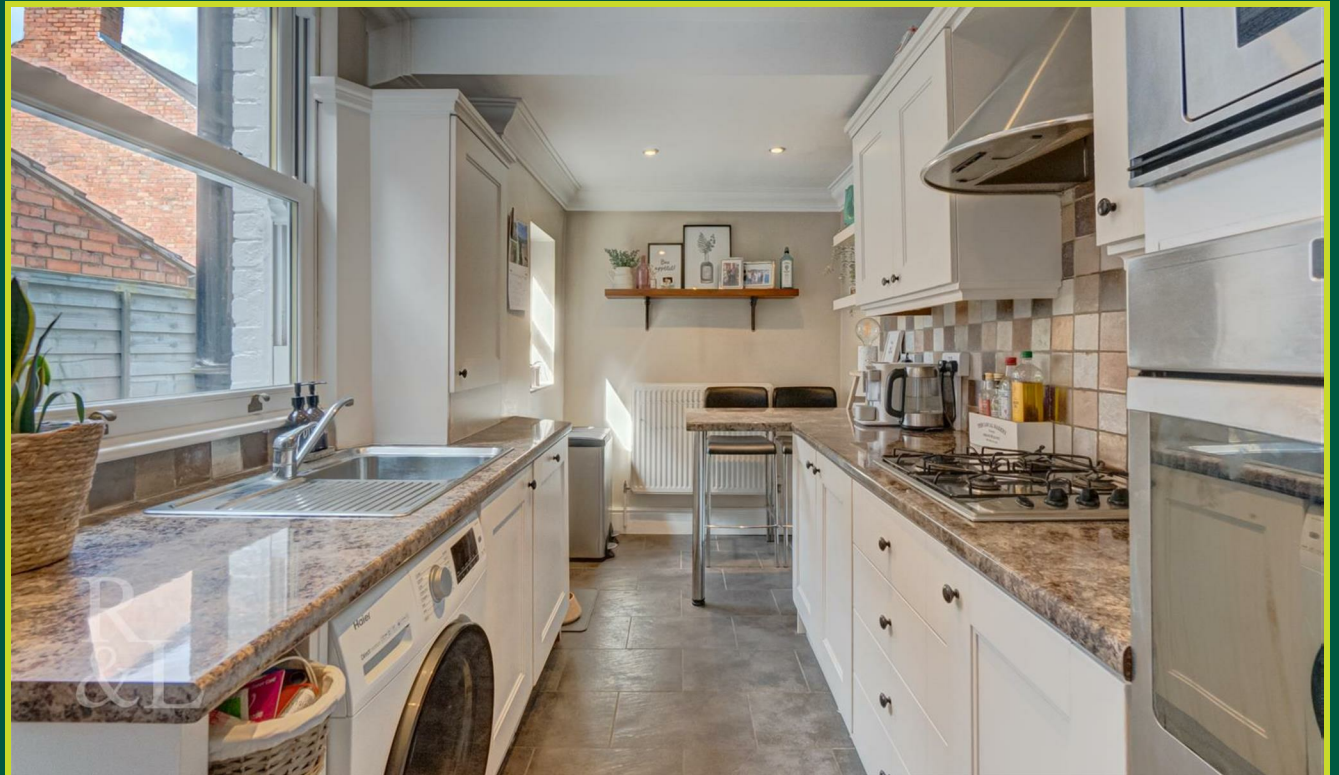


81 Portland Road

West Bridgford | NG2 6DN | Guide Price £300,000 - £320,000

ROYSTON  
& LUND

- Guide Price £300,000 - £320,000
- Victorian Bay Fronted Terrace Home
- Close to Local Amenities
- Bathroom With Three Piece Suite
- Sash Windows Throughout
- Highly Sought After Location
- Two Reception Rooms + Two Bedrooms
- Ideal First Home
- Landscaped, Low Maintenance Rear Garden
- Council Tax Band B - Freehold - EPC Rating D





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Royston and Lund are pleased to bring to the market this two double bedroom bay fronted Victorian home in the centre of the highly sought after area of West Bridgford. This property would be ideal for first time buyers or buy to let investors and is situated just a short stroll from Central Avenue.

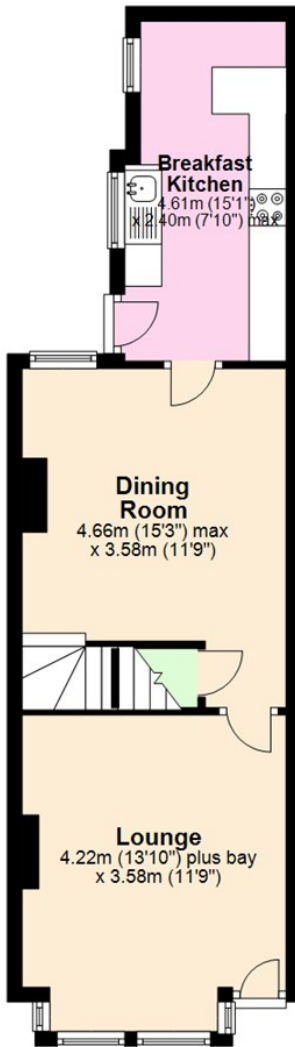
In brief, the property comprises a bay fronted reception room, second reception room with a log burner and storage as well as access to the stairs and a fitted kitchen. Upstairs, there are two double bedrooms and a three piece bathroom consisting of a bath with an overhead shower, WC and wash basin. Towards the rear there is an enclosed landscaped rear garden with an external store and gated access to a shared pathway.

Portland Road is located close to West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles



**Ground Floor**  
Approx. 41.5 sq. metres (446.4 sq. feet)



**First Floor**  
Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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