



58 Portland Road

West Bridgford | NG2 6DL | Guide Price £299,950

**ROYSTON
& LUND**

- Guide Price £299,950
- New carpets and Wood Effect Floors
- Well Presented throughout
- Modern three piece bathroom
- On-street parking
- Spacious living room
- Fully equipped kitchen & Utility room
- 2 Double bedrooms
- South-Facing garden
- EPC: D Council Tax Band: B





****EXCELLENT LOCATION****

Having been FRESHLY REFURBISHED and modernised with new carpets and floor coverings along with fresh coats of paint, fresh porcelain kitchen tiles paired with new oven and sink and new bathroom fittings all finished to a high standard, creating a lovely two double bedroom bay fronted Victorian town house in the centre of the highly sought after area of West Bridgford. Sold with no upward chain this property is ideally situated close to schools, shops, transport links, Central Avenue and many other local amenities.

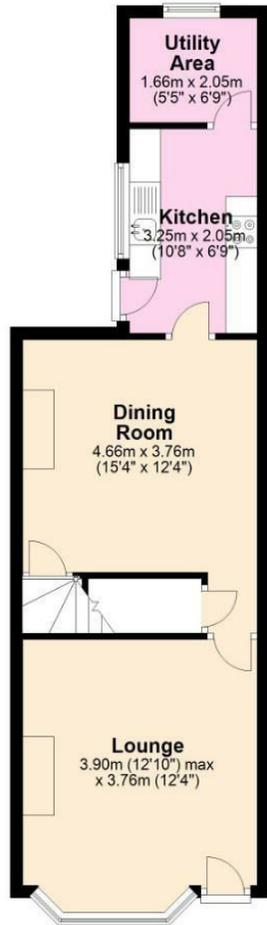
In brief the ground floor comprises a bay-fronted living room with feature fireplace, dining room which is current used as a lounge area, stairs to the first floor, fully equipped kitchen that benefits from an integrated oven, induction hob and extractor fan as well as a utility room.

To the first floor there are two well proportioned bedrooms. of which the second bedroom has built in storage and there is a modern, three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

Towards the rear of the property, there is a private, fenced South-facing garden with a patio area perfect for relaxing in the sun.



Ground Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.7 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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		
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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

