



Portland Road
Selston Nottingham





Property Description

Beautifully Done Two-Bedroom End-Terrace Home in the Heart of Selston

This modern and stylish two-bedroom end-terrace property offers the perfect opportunity for first-time buyers or investors seeking a move-in-ready home.

Situated in the popular residential location of Selston, the property is offered to the market with no upward chain, ensuring a smooth and straightforward purchase.

Inside, you'll find a bright and contemporary open-plan kitchen/diner, creating a sociable space ideal for both everyday living and entertaining. The home has been tastefully updated throughout, providing comfortable and low-maintenance living.

Externally, the property includes a private rear garden, perfect for relaxing, hosting, or enjoying outdoor space with minimal upkeep.

Lounge

UPVC front door access, UPVC double glazed window to the front elevation, laminate flooring and radiator.

Dining Area

UPVC double glazed window to the rear elevation, wooden flooring, radiator and open to the kitchen.

Kitchen

Fitted with wall and base units incorporating a stainless steel sink and drainer, electric oven, gas hob, extractor fan over, UPVC double glazed window to the side elevation and access to the rear lobby/store leading rear elevation.



Landing

Carpet flooring and access to further rooms.

Bedroom One

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

Bedroom Two

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

Family Bathroom

Fitted with a W.C, bath with shower over, vanity wash hand basin with mixer tap, tiled splashbacks, vinyl flooring, towel radiator and UPVC opaque window to the rear elevation.

Rear Garden

The rear garden is of ease of maintenance with patio and gravelled areas and gate to the rear.

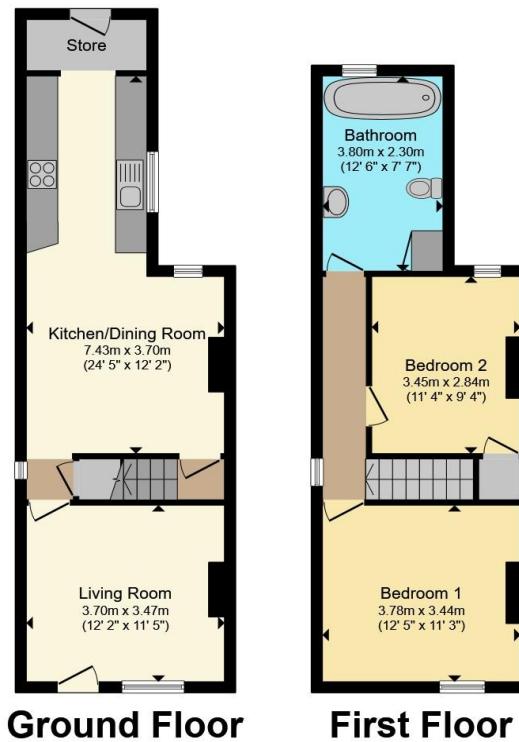
Garage

Up and over door. (Semi detached garage located to the rear - left side)









Total floor area 80.1 m² (862 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207513



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207513 - 0003