



Portland Road
Hucknall Nottingham



Portland Road Hucknall Nottingham NG15 7SF

for sale
£140,000



Property Description

Being located within easy reach of Hucknall town centre, local amenities, shops, schools, and excellent transport links, including the tram network, providing easy access to Nottingham and the surrounding areas.

The property comprises an inviting open-plan lounge, kitchen and dining area, creating a bright and sociable living space with balcony, perfect for both relaxing and entertaining. The kitchen is fitted with a range of contemporary units and provides ample space for dining.

A particular feature of the apartment is the access to two separate balconies, providing excellent outdoor space to enjoy throughout the year.

There are two double bedrooms, both offering comfortable accommodation and one having a balcony and built-in wardrobes, served by a recently fitted family bathroom finished to a modern standard with quality fixtures and fittings.

Further benefits include allocated parking and recently installed heating system and radiators with remote control app, double glazing, and a convenient location. Within easy reach of Hucknall town centre, local amenities, schools, and excellent transport links, including the tram network, providing easy access to Nottingham and the surrounding areas.

Early viewing is highly recommended to appreciate the accommodation, outdoor space, and sought-after location on offer.

Communal Entrance

Having the letter box and stairs up to the apartment.

Entrance Hallway

Having storage cupboard and door off to:-

Kitchen/ Diner/ Lounge

Having French doors to the front leading out to a Juliet balcony, windows to the front and side elevation, a radiator, wall and base units with work surfaces over, electric oven, induction hob, extractor hood, space for fridge, space and plumbing for a washing machine and dishwasher.

Bedroom One

Having French doors to the rear giving access to the balcony, one radiator and built-in wardrobes.

Bedroom Two

Having a radiator and window to the side elevation.

Bathroom

Having a newly fitted suite comprising of W.C, pedestal wash hand basin and bath with electric shower over plus extractor.

Outside

Externally is an allocated parking space.









Total floor area 59.4 m² (639 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

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64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1600.00

Ground Rent:
 50.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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