



Portland Road,
Toton, Nottingham
NG9 6EW

Price Guide £270-275,000
Freehold



A THREE BEDROOM BAY FRONTED SEMI DETACHED HOME, EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION, SITUATED IN THE SOUGHT AFTER LOCATION OF TOTON.

Robert Ellis are delighted to bring to the market this bay fronted three bedroom semi detached property, positioned within this popular residential area of Toton. The property benefits from a double storey extension and offers generous living space, making it ideal for a range of buyers.

The accommodation comprises an entrance hallway leading through to a lounge diner in excess of 22ft, creating a fantastic open living and dining space. The kitchen is positioned to the rear of the property and provides access to the garden.

To the first floor are three well proportioned bedrooms and a family bathroom. Outside, the property offers off road parking to the front and an enclosed rear garden.

Being offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the space and location on offer.

The property is well placed for easy access to the Tesco superstore on Swiney Way and there are many other retail outlets found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries. There are healthcare and sports facilities which includes several local golf courses, walks at Toton fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, door to lounge, stairs to the first floor.

Lounge/Diner

22'2 into bay x 10'3 to 13'6 approx (6.76m into bay x 3.12m to 4.11m approx)

Double glazed bay window to the front, laminate flooring, two radiators, double glazed window to the side, door to kitchen, understairs storage cupboard.

Kitchen

13' x 10'7 approx (3.96m x 3.23m approx)

Double glazed door and window to the side, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, vertical radiator, integrated double oven, four ring gas hob and extractor over, plumbing for a washing machine and dishwasher, part tiled walls and laminate flooring.

First Floor Landing

Loft access hatch, double glazed window to the side, radiator and doors to:

Bedroom 1

10'3 x 11'11 approx (3.12m x 3.63m approx)

Double glazed window to the front, radiator.

Bedroom 2

8' x 10'6 approx (2.44m x 3.20m approx)

Double glazed window to the rear, radiator.

Bedroom 3

10'8 x 4'9 approx (3.25m x 1.45m approx)

Double glazed window to the rear, radiator, Velux window, laminate flooring.

Bathroom

Two double glazed windows to the side, pedestal wash hand basin, low flush w.c., panelled bath with shower over, wall mounted towel rail, part tiled walls, radiator.

Outside

There is off road parking to the front with side access leading to the rear garden.

The rear garden is laid mainly to lawn with shrubs to the borders and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left onto High Road and left onto Portland Road.

9110CO

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

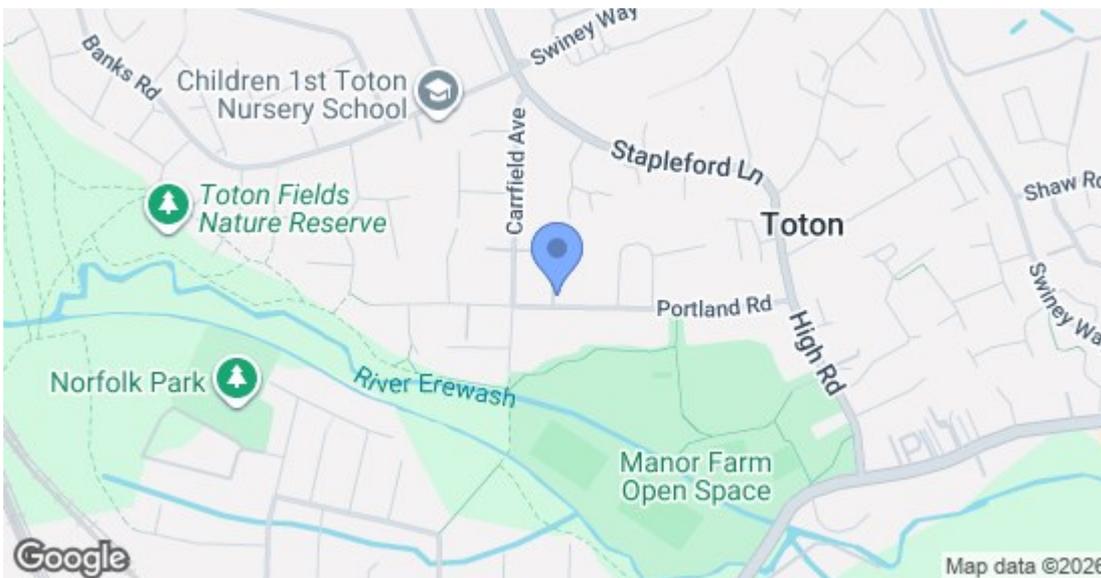
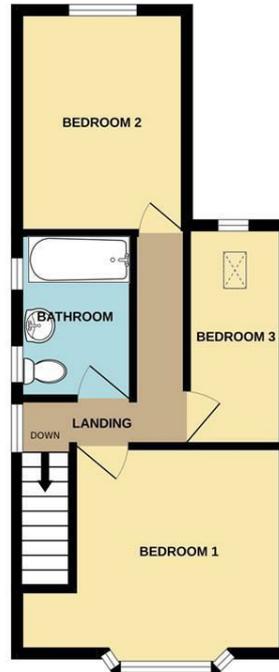
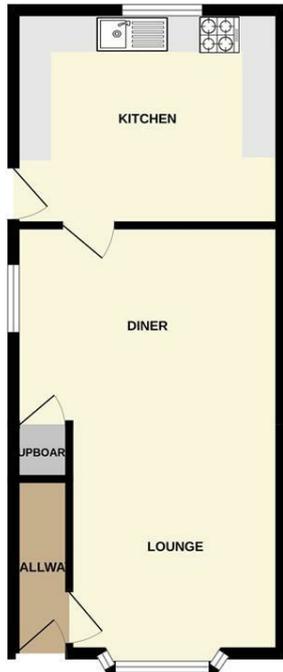
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(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 details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.