



**87 Portland Road, Toton, Nottingham, NG9 6EW**

**£1,195 PCM**

- 1 Bathroom
- 3 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- Toton
- 1 Reception
- Driveway Parking Available
- Children Welcome
- Semi Detached House

# 87 Portland Road, Nottingham NG9 6EW

A fantastic opportunity to rent this spacious three bedroom semi-detached home situated in the sought-after area of Toton, conveniently close to Tesco, the tram station, and with excellent road links to the A52 and M1.

The ground floor comprises an inviting entrance hallway, leading to a bright and open-plan lounge/dining room, perfect for relaxing or entertaining. The kitchen is fitted with a matching range of wall and base units, offering ample storage, space and plumbing for a washing machine and dishwasher, a gas hob, built-in electric oven, and extractor fan, combining style and practicality.

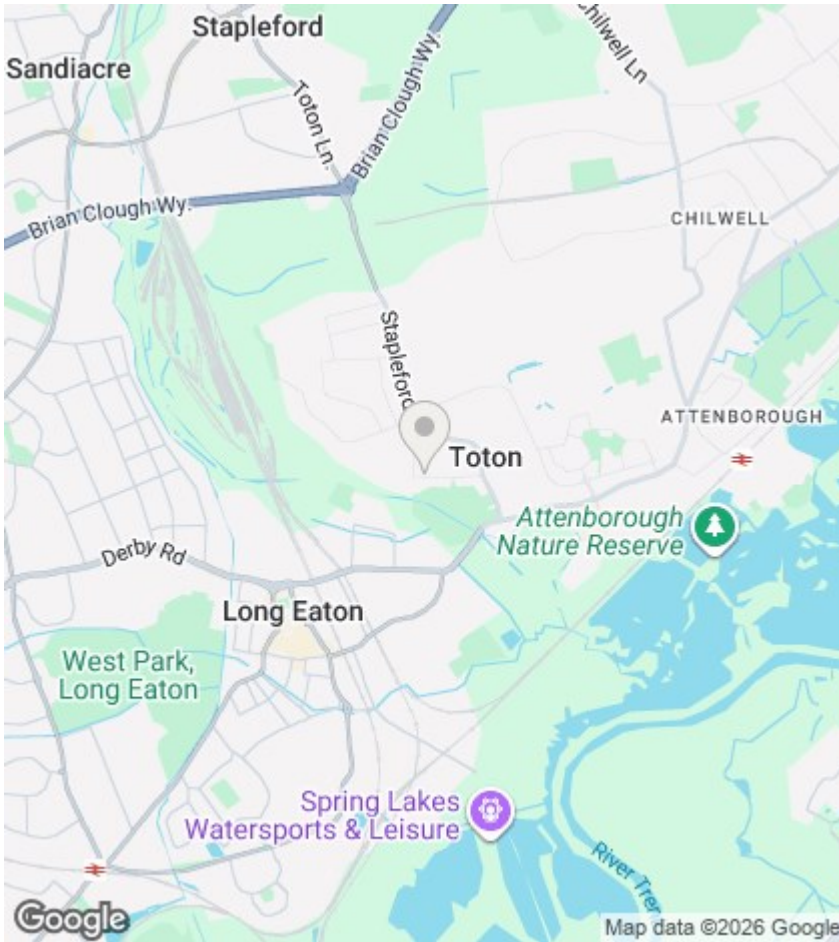
Upstairs, there are three well-proportioned bedrooms and a family bathroom featuring a panelled bath with mains-powered shower, vanity wash hand basin, and low flush WC.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	