



97 Portland Road, Toton, Nottingham, NG9 6EW

£850 PCM

- 1 Receptions
- Street parking Available
- Medium Sized Garden
- Semi Detached House
- 2 Bedrooms
- 1 Bathroom
- Unfurnished Property
- Toton

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Robert Ellis are pleased to offer this exceptional 2 bedroom semi detached house presented in superb order throughout. Having undergone a full schedule of refurbishment, the accommodation includes a newly fitted breakfast kitchen (with integrated hob and oven) , new flooring and re-decoration throughout and a newly fitted contemporary white shower room. Being ideally situated close to local amenities including "George Spencer" School, Tram park and the Tesco superstore, the property also benefits from GFCH and full upvc double glazing. An ideal professional let suited to the single person or couple. Briefly, the internal accommodation comprises,

Entrance Hall with stairs to the first floor and doors off to

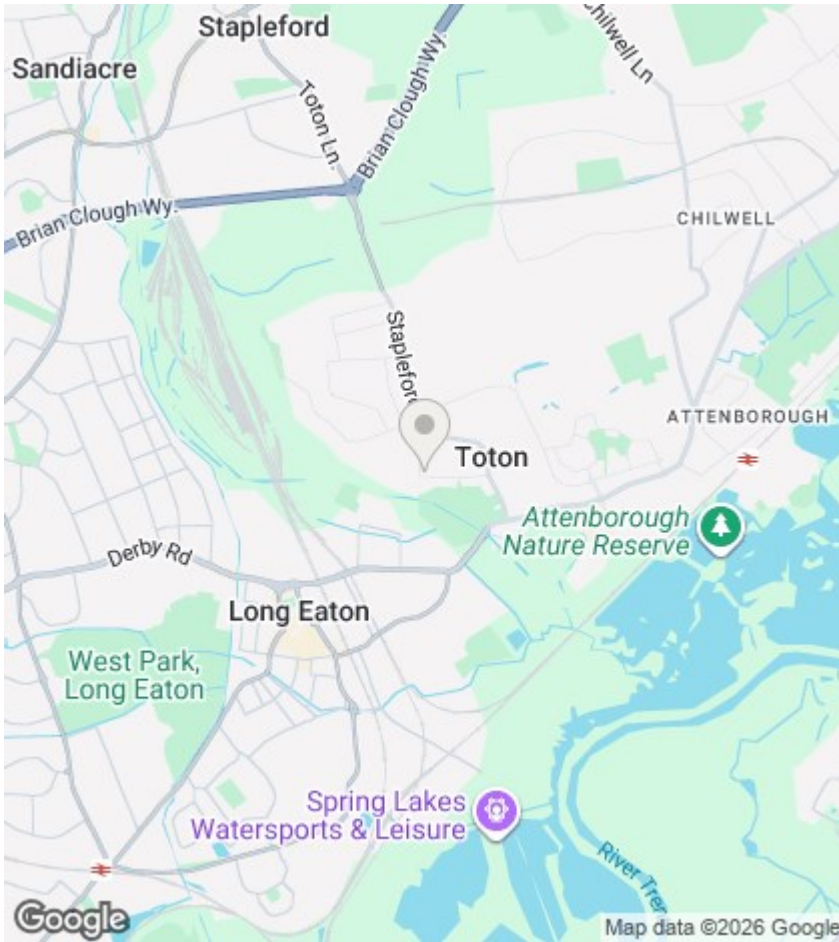
Living Room (12'4" x 12'2") having 3 panel uPVC d/g window to the front, electric fire in feature surround and radiator.

Kitchen Diner, having uPVC d/g window and door to the rear, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, cooker, under stairs storage cupboard and radiator.



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			89
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	