Robert Ellis

look no further...







Portland Road,
Toton, Nottingham
NG9 6EW

£175,000 Freehold



THIS IS A TRADITIONAL TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA WHICH IS NOW IN NEED OF A GENERAL UPGRADE AND REFURBISHMENT PROGRAM.

Being located on Portland Road in the heart of Toton, this traditional property offers the opportunity for a new owner to stamp their own mark on their next property. For the size and potential of the property, and privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so they are able to see all that is included in the property for themselves. The property is now in need of updating and we believe will require a new kitchen, bathroom, as well as the electrical aspects of the property requiring attention. The property is well placed for easy access to the excellent local schools provided by Toton and to many other amenities and facilities, all of which have helped to make this a very popular and sought-after area to live.

The property stands back from the road with a garden and driveway at the front. Entering through the front door, the accommodation benefits from gas central heating and partial double glazing includes a reception hall, through lounge which includes a dining area, the kitchen is positioned towards the rear and to the first floor, the landing leads to the two bedrooms and a shower room/WC. Outside, there is a garden and drive at the front, there is a garage positioned to the rear of the property and the garden at the rear has a lawn, established borders, a greenhouse and fencing to the boundaries.

The property is close to the Tesco Superstore on Swiney Way, as well as many other shopping facilities found in the nearby towns of Beeston and Long Eaton, and at the Chilwell Retail Park where there is M&S Food Store, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve, the excellent local schools are within walking distance of the property and the transport links include Junction 25 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.





Front Door
A UPVC front door with inset leaded double glazed panel leading to:

Reception Hall
Stairs with handrails either side leading to the first floor, cloaks hanging and a door leading into the lounge/sitting room.

Lounge/Dining Room
22'4" into bay x 13'3" to 10'0" approx (6.83m into bay x 4.04m to 3.05m approx)
The through lounge includes a dining area and has a double glazed leaded bay window to the front and a double glazed window to the rear, feature fireplace extending along one wall, two radiators, understairs storage cupboard which houses the gas and electricity meters, and an electric consumer unit and laminate flooring extends across the whole of this ground floor living area.

Kitchen
9'5 x 5'2 approx (2.87m x 1.57m approx)
The kitchen needs updating and currently has a stainless steel sink with mixer tap set within a work surface with cupboards and space for an automatic washing machine below, work surface with cupboards and drawer under, space for a gas cooker, eye level wall cupboards, panelling and tiling to the walls, window to the rear and a double opaque glazed window to the side and a UPVC door with an inset double glazed panel leads out to the rear garden.

First Floor Landing
Double opaque glazed window to the side, hatch to the loft and panel doors leading to the bedrooms and bathroom.

Bedroom 1
10' x 9'4 approx (3.05m x 2.84m approx)
Double glazed leaded window to the front, radiator, laminate flooring, a shelved recessed cupboard in the chimney breast and a built-in storage cupboard/wardrobe over the bulkhead of the stairs.

Bedroom 2
10'9 x 7'5 approx (3.28m x 2.26m approx)
Double glazed window to the rear, radiator, hatch to loft and a 'Worcester Bosch' boiler is housed within a built-in airing/storage cupboard.

Shower Room
The shower room has a mains flow shower system with aqua-panelling to two walls, a glazed sliding door and a protective glazed screen, pedestal hand basin with tiled splash-back and a mirror fronted cupboard above, and a low flush WC, radiator and a double opaque glazed window.

Outside
At the front of the property there is a driveway providing off-street car standing and a mature garden with a grassed area having borders to the side and centre, a wall to the front boundary and the drive extends along the right hand side of the house where there are double open gates providing access to the garage which is located at the rear.

At the rear of the property there is a covered area, a potting shed positioned behind the kitchen, a path leads to a lawn to the right of the garden, there are mature beds and a greenhouse is positioned towards the bottom of the garden, there is fencing to the side and rear boundaries and an outside tap is provided.

Garage
16' x 8' approx (4.88m x 2.44m approx)
The concrete sectional garage has an up and over door to the front.

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.
9184MP

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















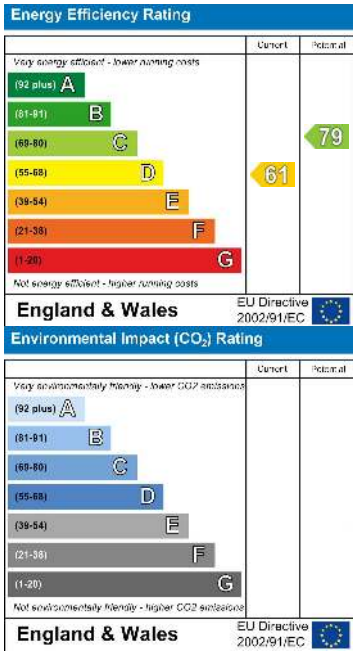

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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