

# HoldenCopley

PREPARE TO BE MOVED

Portland Road, West Bridgford, Nottinghamshire NG2 6DL

---

Guide Price £300,000 - £325,000

Portland Road, West Bridgford, Nottinghamshire NG2 6DL



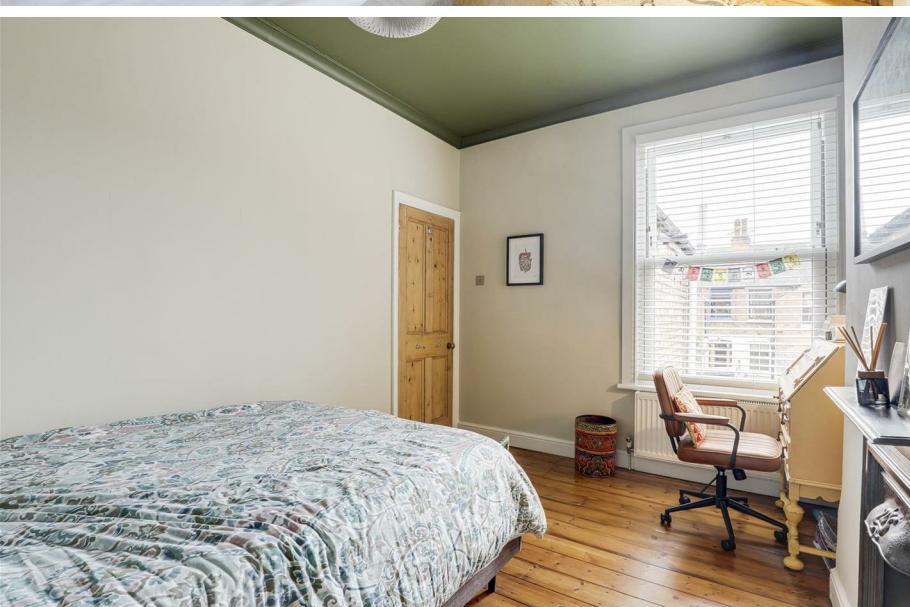
GUIDE PRICE £300,000 - £325,000

BEAUTIFULLY RENOVATED HOME IN SOUGHT AFTER LOCATION...

This deceptively spacious mid-terrace home has been thoughtfully renovated throughout, offering a stunning blend of period charm and modern convenience — making it the perfect choice for a wide range of buyers looking for a home they can move straight into. Situated in the highly sought-after area of West Bridgford, this property enjoys close proximity to top-rated schools, a fantastic selection of independent shops, cafés, bars, and restaurants, along with excellent transport links into Nottingham City Centre and beyond. With open green spaces such as The Embankment and Bridgford Park nearby, it's an ideal location for families and professionals alike. The ground floor features a bay-fronted living room with a traditional feature fireplace, a spacious dining room with a log burner, and a modern Shaker-style fitted kitchen. The property has been upgraded throughout with a new fitted kitchen, new flooring, sanded and stained original floorboards, fresh décor, a new stair runner, damp proofing, and even added electrics in the under-stairs cupboard. Upstairs, the first floor boasts two generous double bedrooms, with the second bedroom retaining an original fireplace, a stylish four-piece bathroom suite, and loft access for additional storage. Externally, to the front of the property there is a walled garden and on-street parking, while to the rear, you'll find a beautifully landscaped south-facing garden complete with two paved patio seating areas, a brick-built outbuilding, a well-maintained lawn. This home effortlessly combines style and practicality in a prime location—making it the perfect choice for anyone looking to enjoy modern living in one of Nottingham's most desirable areas.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bay Fronted Living Room With Traditional Fireplace
- Dining Room With Log Burner
- Stylish Four Piece Bathroom Suite
- Private South-Facing Landscaped Rear Garden
- Beautifully Renovated Throughout
- Highly Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Living Room

13'5" into bay x 12'3" (4.09m into bay x 3.73m)

The living room has a UPVC sliding sash double-glazed bay window with bespoke fitted café-style shutters and a window seat with storage to the front elevation, wooden floorboards that have been sanded and stained, a radiator, a built-in custom made TV stand with a cupboard, a traditional fireplace with a decorative surround, custom made alcove shelving, coving and a single composite door providing access into the accommodation.

### Dining Room

14'10" max x 12'3" (4.52m max x 3.73m)

The dining room has a UPVC sliding sash double-glazed window to the rear elevation, geometric tiled flooring, a vertical radiator, a recessed chimney breast alcove with a log burner and a tiled hearth, a storage cupboard under the stairs, coving and a UPVC double-glazed window to the rear elevation.

### Kitchen

10'11" x 6'9" (3.33m x 2.06m)

The kitchen has a range of fitted shaker style base and wall units with wood-effect worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a ceramic sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, geometric tiled flooring, a UPVC sliding sash double-glazed window to the side elevation and a single composite door providing access out to the garden.

## FIRST FLOOR

### Landing

15'4" x 2'7" (4.69m x 0.79m)

The landing has original wooden floorboards that have been sanded and stained, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

12'3" x 11'3" (3.75m x 3.44m)

The main bedroom has a UPVC sliding sash double-glazed window with bespoke fitted café-style shutters to the front elevation, original wooden floorboards that have been sanded and stained, a radiator and a picture rail.

### Bedroom Two

12'3" x 9'3" (3.75m x 2.84m)

The second bedroom has a UPVC sliding sash double-glazed window to the rear elevation, original wooden floorboards that have been sanded and stained, a radiator, an original fireplace with a tiled hearth, a built-in wardrobe and coving.

### Bathroom

10'11" max x 6'11" (3.34m max x 2.11m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled double-ended bath, a corner fitted shower enclosure with a mains-fed shower, geometric vinyl flooring, partially tiled walls, a radiator, a built-in cupboard, recessed spotlights and a UPVC sliding sash double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a walled garden, a single iron gate providing access and on street parking.

### Rear

To the rear is a private landscaped garden with two paved patio seating areas, a brick built outbuilding equipped with electrics and lighting, a lawn, mature shrubs, a raised wooden planter, an outdoor tap, courtesy lighting, an outdoor power socket, PIR lighting and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

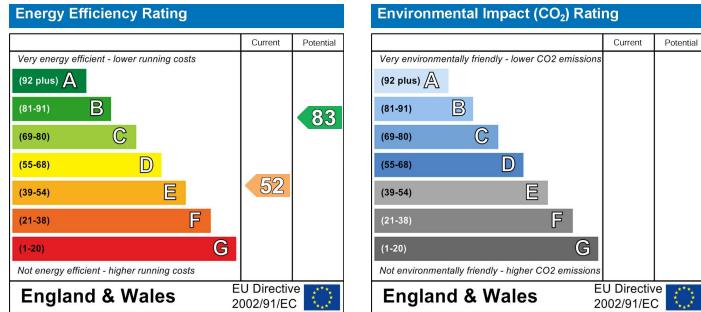
Property Tenure is Freehold

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

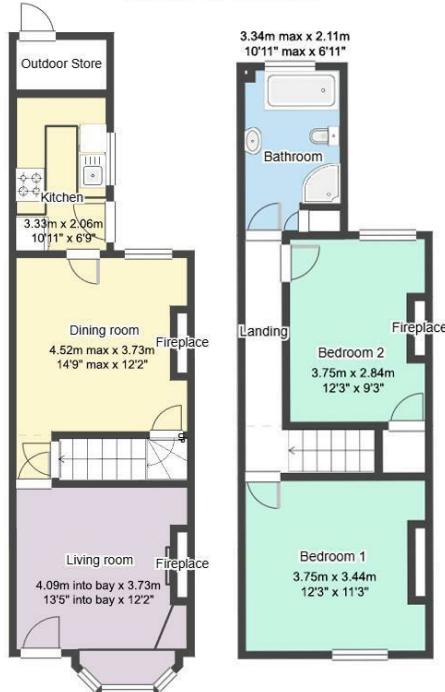
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



**HoldenCopley**

PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.