



Portland Street,  
Beeston, Nottingham  
NG9 2LP

**£190,000 Freehold**



Situated on Portland Street, Beeston, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two spacious bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, providing essential amenities for daily living.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

This terraced house is not just a place to live; it is a canvas for your personal touch, allowing you to create a home that reflects your style and preferences. With its prime location and practical features, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.



### Lounge

12'0" x 11'3" (3.66m x 3.43m)

A carpeted reception with a composite entrance door, two UPVC double glazed windows to the front, radiator, and door to the dining room.

### Dining Room

12'2" x 12'0" (3.72m x 3.68m)

A carpeted reception room with UPVC double glazed window to the rear, radiator, under stairs storage cupboard, stairs to the first floor and door to kitchen.

### Kitchen

12'1" x 6'0" (3.7m x 1.85m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer, integrated electric oven with electric hob, tiled splashbacks, plumbing for a washing machine, space for a fridge, radiator, UPVC double glazed door and window to the side, and a door to the utility room.

### Utility

6'1" x 4'7" (1.86m x 1.41m )

With laminate flooring, pedestal wash hand basin, tiled splashbacks, work surfaces, space for a tumble dryer, and door to the WC.

### Separate WC

Fitted with a low level WC, UPVC double glazed window to the side, and radiator.

### First Floor Landing

With doors to the bathroom and two bedrooms.

### Bedroom One

12'0" x 11'3" (3.68m x 3.43m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and feature open fire place.

### Bedroom Two

12'2" x 8'11" (3.73m x 2.74m )

A carpeted double bedroom with UPVC double glazed window to the rear, built-in storage cupboard, feature open fire place, and a radiator.

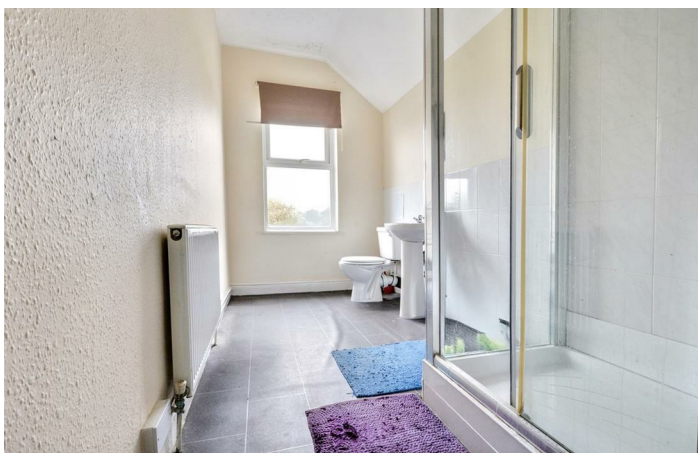
### Bathroom

13'5" x 5'10" (4.1m x 1.79m )

Incorporating a three piece suite comprising: shower, pedestal wash-handbasin, WC, tiled splashback, laminate flooring, UPVC double glazed window to the rear and a built-in cupboard housing the main combination boiler.

### Outside

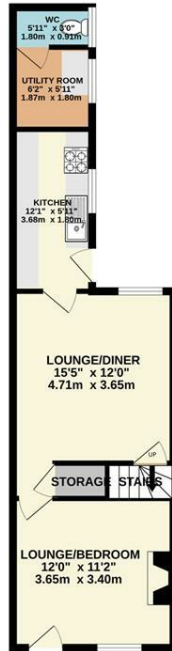
To the front of the property you find a small gravelled garden area, and side access leading to the rear, where you will find a low maintenance garden with a concrete patio, and a garage to the rear.



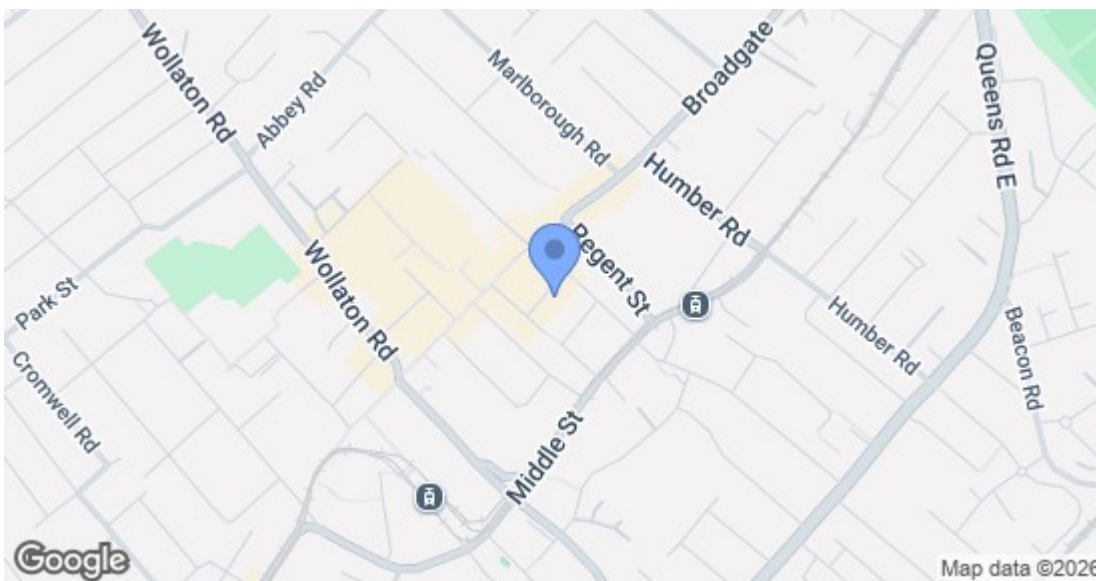
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.