Robert Ellis

look no further...

Portland Road,
Toton, Nottingham
NG9 6EW

O/O £190,000 Freehold

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A THREE BEDROOM MID PROPERTY OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this substantial and sizable mid terrace property that has generous size rooms throughout and benefits from no upward chain. The property is now in need of a general upgrade but the space on offers more than makes up for that with three bedrooms, two doubles and one single, a well proportioned living/dining room and delightful large enclosed rear garden and with further landscaping this will provide several areas for people to sit and enjoy outside living. The property is situated in a desirable location with fantastic access to local amenities and faciliteis and also great commute links such as the A52 road network to Nottingham and Derby, the M1 and the Toton park and ride tram station.

The property is constructed of brick to the external elevation all under a tiled roof and the spacious accommodation benefits from gas central heating from a back boiler located in the lounge via the gas fire and also boasts double glazing throughout. There are two doors to enter the property starting from the hallway which flows through into the spacious lounge which follows round to the kitchen and into the utility room which can also be accessed from the front. To the first floor there are three good size bedrooms and a family bathroom and a separate w.c. Outside there is a driveway to the front providing ample off street parking and there are decorative planted beds and a path leading to the front door. To the rear the enclosed garden is of a generous size and benefits from a patio, large laid lawn, planted borders, garden shed and fenced rear boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way with there being many other shopping facilities found in the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and various coffee eateries, there are excellent schools for all ages which are within easy walking distance of the property, healthcare and sports facilities which include several golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and as well as the Nottingham tram system the excellent transport links include J25 of the M1, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
2'9 x 7'4 approx (0.84m x 2.24m approx)
Giving a separate access into the property and into the utility or kitchen.

Hallway
Providing access to the lounge, kitchen and stairs to the first floor. Double glazed window to the front and radiator.

Lounge
18'8 x 11'8 approx (5.69m x 3.56m approx)
Two double glazed windows to the rear overlooking the garden, feature gas fireplace and surround, two radiators. Access to:

Kitchen
8'4 x 6' approx (2.54m x 1.83m approx)
Wall and base units with roll edged work surface over, inset stainless steel sink and drainer, double glazed window to the front, radiator and space for oven.

Utility Room
Located to the rear of the property with a double glazed window, door to the rear.

First Floor Landing
Storage cupboard housing the immersion heater and doors to:

Bedroom 1
12'2 x 11'9 approx (3.71m x 3.58m approx)
Double glazed window to the rear and radiator.

Bedroom 2
13'1 x 8'7 approx (3.99m x 2.62m approx)
Double glazed window to the rear and radiator.

Bedroom 3
7'5 x 7'1 approx (2.26m x 2.16m approx)
Double glazed window to the front, radiator and overstairs bulkhead.

Bathroom
5'6 x 5'1 approx (1.68m x 1.55m approx)
Comprising of a panelled bath with shower over, vanity wash hand basin, part tiled walls, radiator, obscure double glazed window to the front.

Separate w.c.
Low flush w.c. and obscure UPVC double glazed window.

Outside
To the front there are two doors, one into the hall and the other into the porch, these can be accessed via the garden path, there are planted borders and a driveway providing ample off street parking. To the rear there is a large laid lawn, sizable patio, borders and garden shed to the rear boundary. The garden is enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road, left onto Portland Road and the property can be found on the left as identified by our for sale board.
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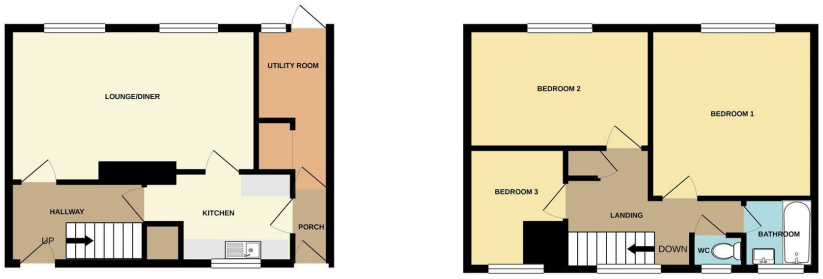
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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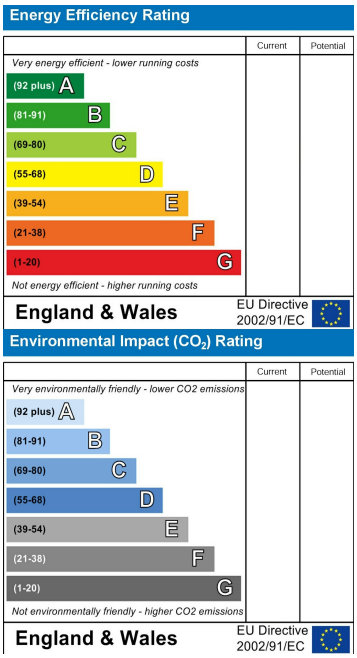

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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