



36 Portland Road,  
Sawley, Nottingham  
NG10 3FL

**£200,000 Freehold**

**CURRENTLY UNDER RENOVATION.**

Robert Ellis are pleased to bring to the market this three bedroom semi detached property that is currently undergoing a full programme of improvement work. Once completed the property will benefit from having a re-fitted kitchen, re-fitted bathroom, gas central heating, double glazing and gardens to the front, side and rear elevations.

Contact the office today to register your early interest in this property currently under renovation. Selling with the benefit of no upward chain.

**Entrance Hallway**

With a modern double glazed composite door to the front, UPVC double glazed window to the side, stairs leading to the first floor, panelled door to ground floor w.c. and bathroom. Doorway through to:

**Open Plan Living Dining Kitchen 25'8 x 11'2 approx (7.82m x 3.40m approx)**

UPVC double glazed sectional bay window to the front, double glazed window to the side with UPVC double glazed door leading out to the landscaped garden to the rear, feature fireplace.

**Bathroom 7'10 x 6'3 approx (2.39m x 1.91m approx)**

UPVC double glazed window to the side with a modern three piece suite.

**First Floor Landing**

With a UPVC double glazed window to the side, loft access hatch and panelled doors to:

**Bedroom 1 15'1 x 9'8 approx (4.60m x 2.95m approx)**

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point.

**En-Suite Shower Room**

**Bedroom 2 13'2 x 9'7 approx (4.01m x 2.92m approx)**

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

**Bedroom 3 9'10 x 7'8 approx (3.00m x 2.34m approx)**

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

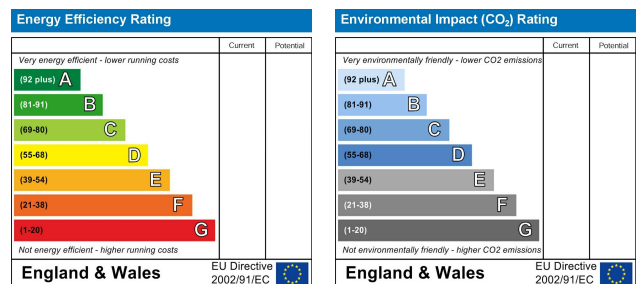
**Outside**

The property sits on a corner plot with gardens to the front, side and rear. Pathway to the front entrance door. To the rear there is an enclosed garden laid mainly to lawn with patio area.

**Directions**

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right onto Draycott Road and right again onto Portland Road where the property can be found on the right.

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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.