Robert Ellis

look no further...

Portland Road,
Toton, Nottingham
NG9 6EW

Guide Price £115,000 + Freehold

0115 946 1818

/robertellisestateagent @robertellisea

FOR SALE BY SDL AUCTION - FEBRUARY 26TH 2026

THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN THE HEART OF TOTON WHICH HAS A BEAUTIFUL LANDSCAPED REAR GARDEN, WITH THE HOUSE NOW BEING IN NEED OF A GENERAL IMPROVEMENT PROGRAMME.

Being located on Portland Road, this traditional three bedroom semi detached property has been owned by the same family for many years and is now in need of a general update and improvement programme which is something people will see when they view the property. This beautiful home benefits from having a long, landscaped garden to the rear which provides several places to sit and enjoy outside living and for all that is included in the property to be appreciated, we recommend interested parties take a full inspection so they are able to see the full potential of the property for themselves. The property is well placed for all the amenities and facilities provided by Toton which includes excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a landscaped garden at the front and is constructed of brick with render to the external elevations under a pitched tiled roof. The property does not have gas central heating but has storage heaters and is mostly double glazed and the accommodation includes an enclosed porch, reception hall, lounge with a bay window to the front, a dining/sitting room which could be easily combined with the existing kitchen, there is a rear porch which connects to a brick store. To the first floor the landing leads to the three bedrooms and the bathroom which has a bath and separate shower. Outside there is the landscaped garden area at the front, a block paved driveway which extends through a gate to a wide path running down the left hand side of the house which provides access to the rear. The rear garden has been landscaped with a winding pathway leading to the bottom of the garden, there are lawns, various seating areas, a raised feature pond, mature beds and at the bottom of the garden there are apple and victoria plum trees.

The property is within easy walking distance of the excellent local schools which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades, there are healthcare and sports facilities including several local golf courses, walks in the park across the road from the property, a Tesco superstore on Swiney Way, an M&S food store, Next, TK Maxx and several coffee eateries at the Chilwell Retail Parks, with more shopping facilities being found in the nearby towns of Long Eaton and Beeston and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system terminates at Toton, there are 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.

Porch
Enclosed porch having an opaque double glazed door with opaque double glazed side panels, a light and an opaque glazed door leading to:

Reception Hall
Stairs with balustrade leading to the first floor and a floor mounted storage heater.

Cloaks/w.c.
Having a low flush w.c., opaque double glazed window to the side, the electricity meter and fuse box is housed in a fitted cupboard and there is panelling to the lower parts of two walls.

Lounge/Sitting Room
12'5 plus bay x 11'5 approx (3.78m plus bay x 3.48m approx)
Double glazed bay window to the front, picture rail to the walls, open fireplace with an Italian tiled surround and a tiled hearth.

Dining/Sitting Room
13'5 x 11'5 approx (4.09m x 3.48m approx)
Double glazed door and window looking through into the rear porch, range of original built-in cupboards with two drawers, open fireplace with a tiled surround and hearth and a wall light.

Enclosed Porch
There is a porch at the rear of the property which has a Georgian glazed external door, windows to the side and rear, glazed sloping roof and there is access to a built-in brick store from the porch.

Kitchen
9'8 x 6'8 approx (2.95m x 2.03m approx)
The kitchen is fitted with a 1½ bowl stainless steel sink with a mixer tap set in an L shaped work surface with space for an auotmatic washing machine, cupboards and drawers beneath, space for an upright oven and a further work surface with cupboards and drawers beneath, matching eye level wall cupboards, space for an upright fridge/freezer and a double glazed window to the rear.

First Floor Landing
The balustrade continues from the stairs onto the landing, window to the side with secondary double glazing and a floor mounted storage heater.

Bedroom 1
12'6 x 10'6 approx (3.81m x 3.20m approx)
Double glazed window to the front, two double wardrobes with a central dressing table having drawers below and cupboards above, picture rail to the walls and a floor mounted storage heater.

Bedroom 2
10'5 plus wardrobes x 12' approx (3.18m plus wardrobes x 3.66m approx)
Double glazed window to the rear, copper lagged tank enclosed in an airing/storage cupboard with a cupboard to one side, double wardrobe with cupboards over, fitted surface with shelving above and below.

Bedroom 3
7'9 x 6' approx (2.36m x 1.83m approx)
Double glazed window to the front and two double eye level cupboards.

Bathroom
9'7 x 6'2 approx (2.92m x 1.88m approx)
The bathroom was originally fitted by Creative Interiors and has a tiled panelled bath with tiling to three walls and a hand rail, pedestal wash hand basin with a mirror to the wall above, low flush w.c. with a concealed cistern, separate shower with an electric Mira shower, tiling to three walls and a glazed door, double shelved vanity cupboard, electric heated towel rail and radiator, electric shaver point, wall mounted fan heater, opaque double glazed window, recessed lighting to the ceiling and Amtico style flooring.

Outside
At the front of the property there is a block paved parking area with a wide path running down the left hand side of the property where a gate provides access to the rear, in front of the house there is a pebbled area with planted borders which includes a selection of hydrangea bushes and other plants which has been designed to help keep maintenance to a minimum and there is a low level wall to the front boundary.

The rear garden has been landscaped and there is a winding block edged pathway running down towards the bottom of the garden with lawns, well planted beds and a feature raised pond with a brick built wall, at the bottom of the garden there are various apple and victoria plum trees and there are several areas to sit and and enjoy outside living around the garden, there is a greenhouse towards the bottom of the garden, fence to the left hand boundary and natural screening to the right hand side. An outside light and external tap are provided.

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.
8702AMMP

Council Tax
Broxtowe Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electricl heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps 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

Auction Details
The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees
The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

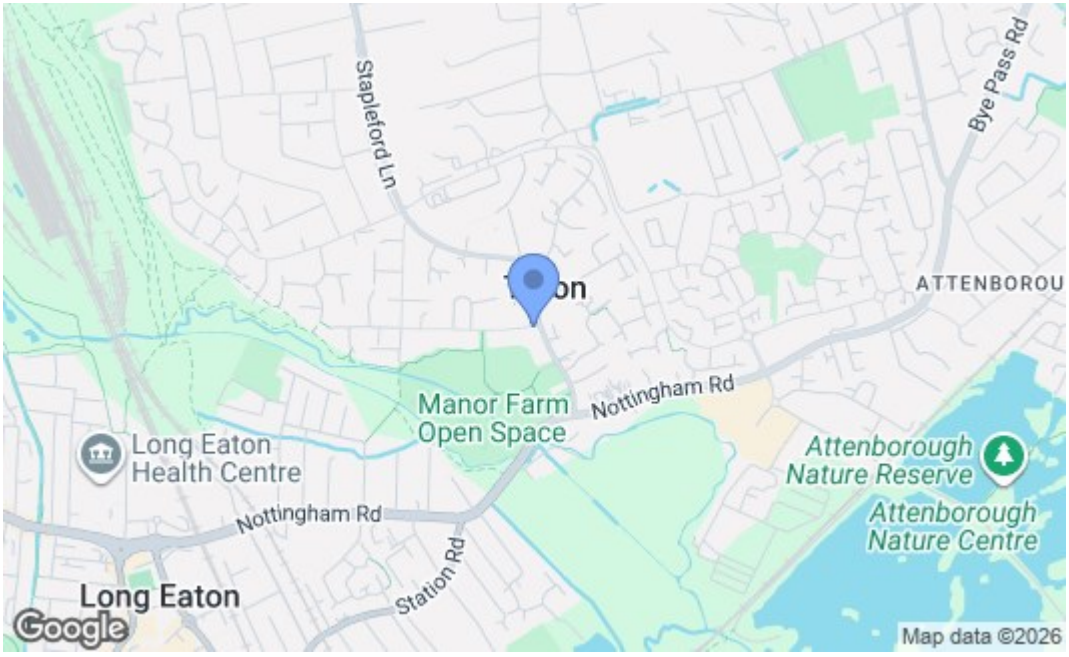
Additional Information
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

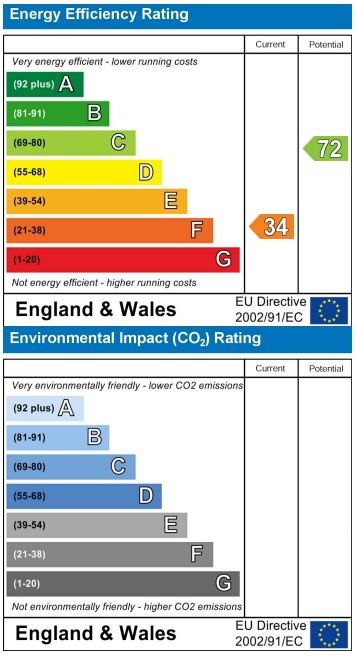
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

SDL Link





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818