

Portland Crescent
Stapleford, Nottingham NG9 7GT

A BOX BAY FRONTED TWO BEDROOM
SEMI DETACHED HOUSE.

Guide Price £199,950 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MOCK-TUDOR STYLE BOX BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE POSITIONED WITHIN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC.

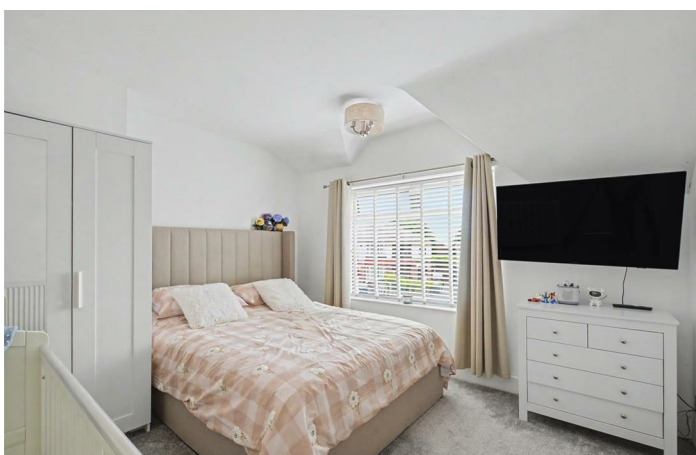
With accommodation over two floors, the ground floor comprises entrance hall, box bay fronted lounge and generous full width dining kitchen. The first floor landing provides access to two bedrooms and a family bathroom.

To the front, there is a side-by-side double driveway providing off-street parking, with pedestrian access leading into the rear garden which is enclosed and designed for straightforward maintenance.

The property is situated within this popular and established quiet residential cul de sac, within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is easy access to excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, as well as the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

3'6" x 1'9" (1.08 x 0.55)

Composite and double glazed front entrance door, radiator, laminate flooring, staircase rising to the first floor. Door to lounge.

LOUNGE

11'10" x 10'9" (3.61 x 3.28)

Walk-in double glazed box bay window to the front (with fitted blinds), radiator, laminate flooring, media points. Opening through to the dining kitchen.

DINING KITCHEN

15'1" x 9'3" (4.61 x 2.84)

The kitchen incorporates a modern fitted range of wall, base and drawer units, with roll edge work surfacing incorporating stainless steel one and a half bowl sink unit with draining board and mixer tap. Appliance space for washing machine and dishwasher, built-in oven/hob with extractor hood over, spotlights, useful understairs storage cupboard/pantry housing the electricity meters, ample space for dining table and chairs, composite side exit door, double glazed window to the rear (with fitted blinds).

FIRST FLOOR LANDING

Double glazed window to the side. Doors to bedrooms and bathroom.

BEDROOM ONE

16'3" reducing to 10'11" x 10'9" (4.96 reducing to 3.34 x 3.30)

Useful walk-in overstairs storage wardrobe, radiator, double glazed window to the front (with fitted blinds).

BEDROOM TWO

9'2" x 9'1" (2.80 x 2.79)

Radiator, double glazed window to the rear overlooking the rear garden (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

BATHROOM

5'8" x 4'3" (1.73 x 1.31)

White three piece suite comprising wash hand basin with mixer tap, push flush WC, "P" shaped bath with Triton

electric shower over and glass shower screen. Chrome ladder towel radiator, tiling to the walls and floor, double glazed window to the rear.

OUTSIDE

To the front of the property, there is a side-by-side double width paved and gravel driveway providing off-street parking with pedestrian gated access leading down the left hand side of the property into the rear garden.

TO THE REAR

The rear garden is designed for straightforward maintenance with a good sized patio (ideal for entertaining), high quality artificial lawn, external water tap and lighting point. Gated access leads back to the front.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. At the brow of the hill, turn right onto Brookhill Street. Take the first left into Portland Crescent and the property can be found on the left hand side, identified by our For Sale board.

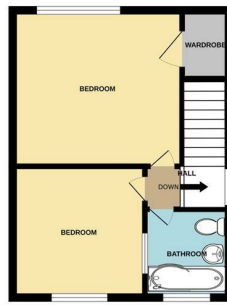




Robert Ellis
ESTATE AGENTS

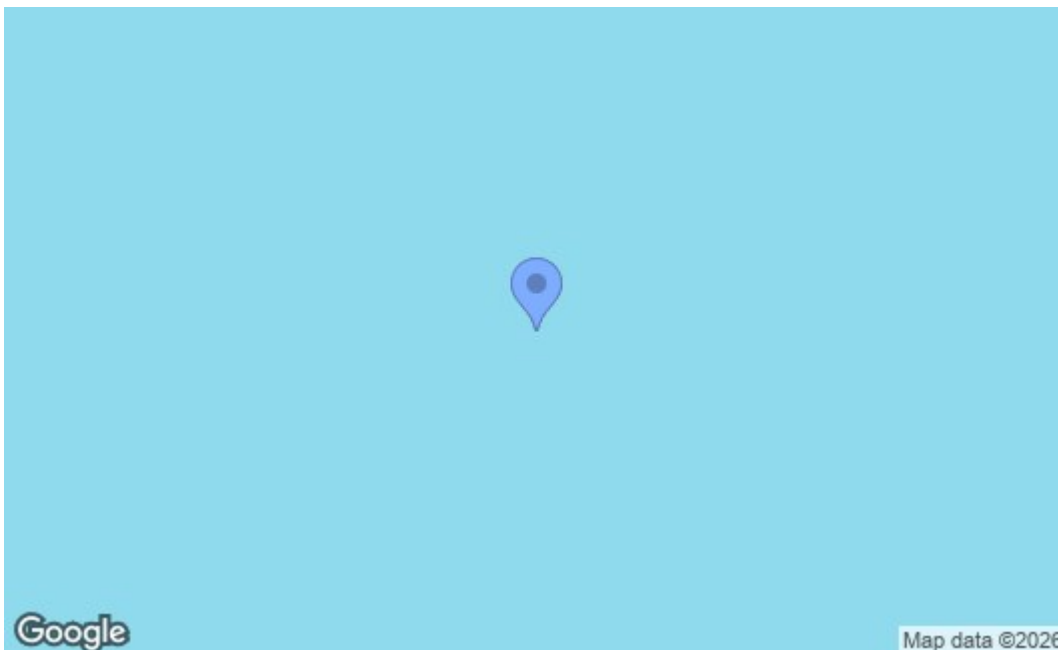
GROUND FLOOR

1ST FLOOR



3 PORTLAND CRES, STAPLEFORD, NOTTINGHAM, NOTTINGHAMSHIRE NG9 7GT

Whilst every effort has been made to ensure the accuracy of the information contained here, responsibility for errors, omissions, inclusions and any other items the responsibility to check for any errors, omissions and inclusions. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and the purchaser will be liable for any errors or omissions.



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

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