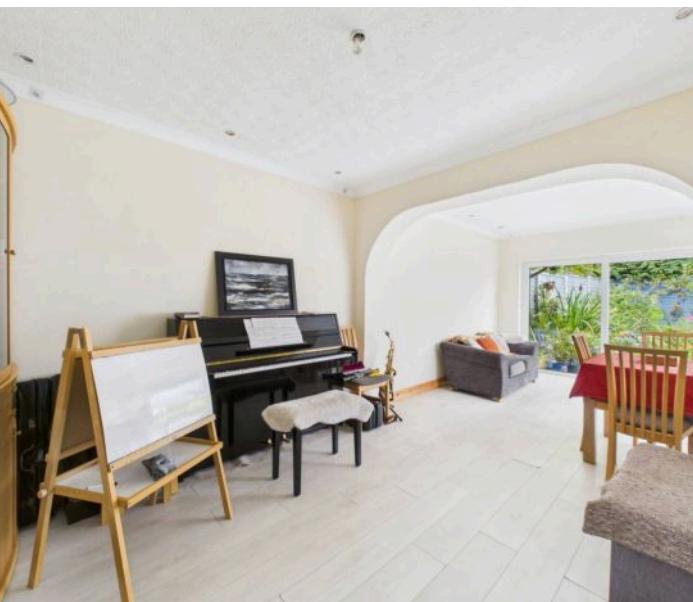




58 Portland Road, Carlton – NG4 3PZ

Guide Price Guide Price £260,000 – £280,000

DavidJames
the estate agent



58 Portland Road

Carlton, Nottingham

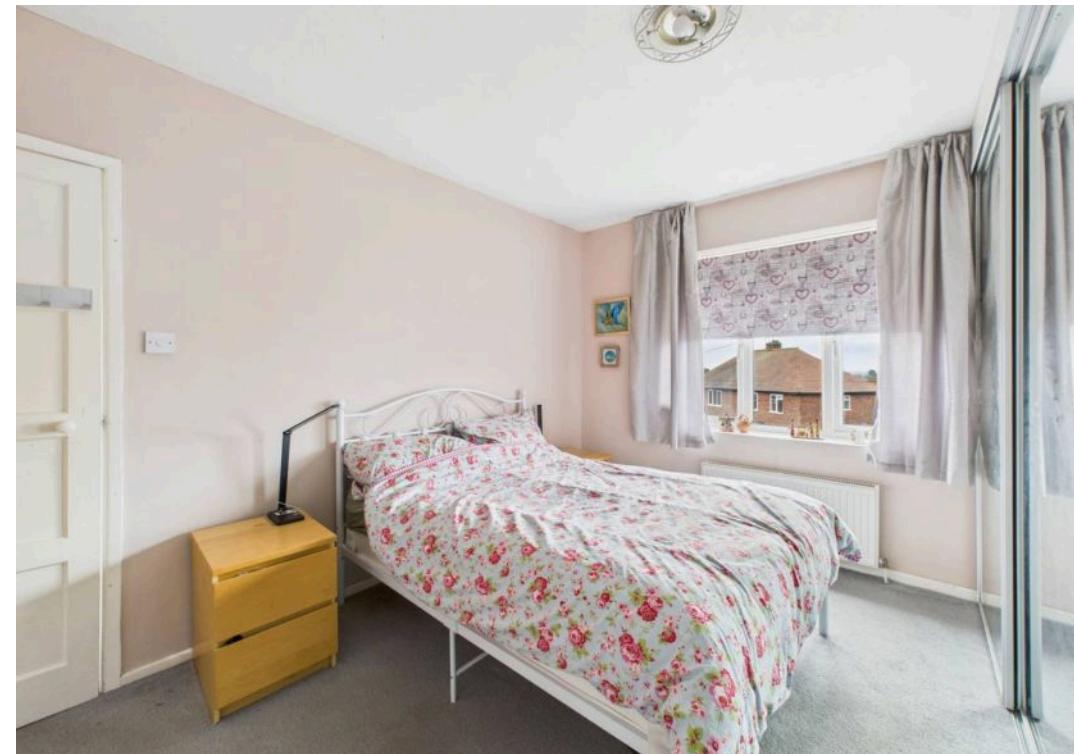
Fantastic opportunity for families! 3 bed semi-detached home close to local amenities, schools and bus links with two spacious reception rooms, private rear garden, carport and garage with a sauna!

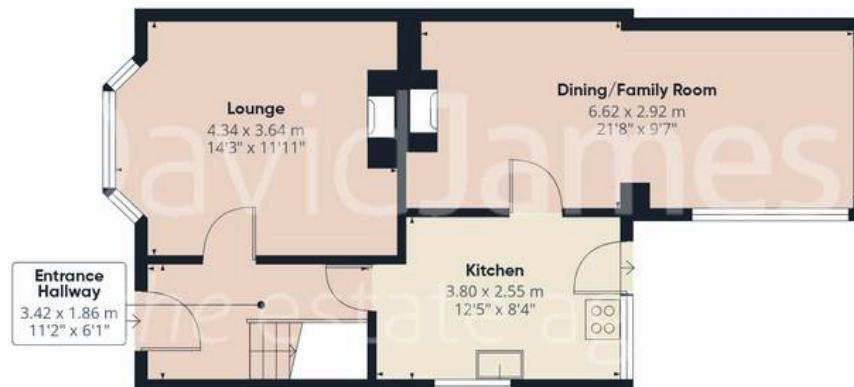
Council Tax band: B

Tenure: Freehold

- Semi-detached family home close to local amenities, schools and bus services
- Bright and airy lounge with feature bay window and open fireplace
- Spacious second reception room with feature fireplace and patio doors
- Three well-proportioned first floor double bedrooms
- Main bedroom with fitted sliding door wardrobe storage
- Three-piece bathroom suite with electric shower over the bath
- Fully boarded and versatile loft space with two roof windows
- Lovely private westerly-facing rear garden with lawn and paved patio areas
- Detached garage with feature built-in sauna
- Driveway and carport providing off street parking for multiple vehicles







Approximate total area⁽¹⁾

105.6 m²
1136 ft²

Reduced headroom

8.6 m²
92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.