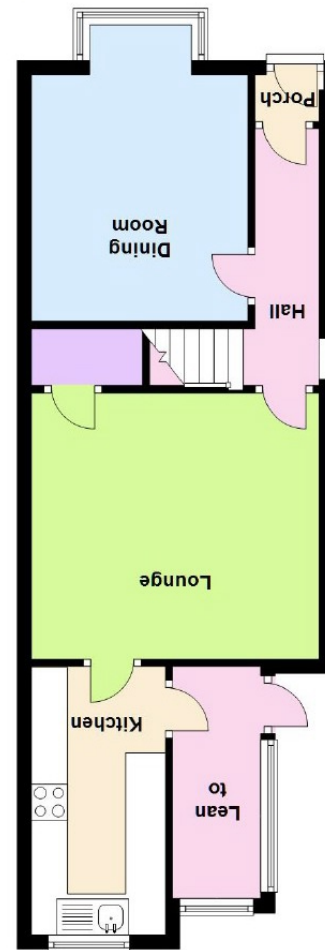


First Floor
Approx. 39.7 sq. metres (427.1 sq. feet)



Ground Floor
Approx. 44.6 sq. metres (480.0 sq. feet)

36 Portland Road, West Bridgford, NG2 6DL

3 Fountain Court, Gordon Road, West Bridgford, Nottinghamshire, NG2 5LN

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ROYSTON & LUND

ROYSTON & LUND



Guide price £275,000

- Central Bridgford location
- Traditional Semi-detached
- Lounge & Dining room
- Kitchen & Conservatory
- Three bedrooms
- Family Bathroom
- Desirable catchment
- EPC E
- Southerly facing gardens





**36 Portland Road, West
Bridgford, NG2 6DL**

OPEN DAY SAT 30 SEPT by appointment only

A three bedroomed semi detached period property situated in close proximity to Central Avenue just a short walk to the shops, bars and restaurants and within desirable school catchment area. Early viewing is essential as demand for this style of property is high. The property in brief comprises entrance porch, reception hall, lounge, dining room, kitchen and conservatory, to the first floor are three bedrooms and a family bathroom. There are also gardens to the front and rear with a southerly sunny aspect



VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our West Bridgford office turn right onto Gordon Road and then first right onto Ethel Road then turn left onto Exchange Road then right onto Portland Road and the property can be found identified by our For Sale board

Accommodation

Front entrance porch with quarry tiled floor and front entrance door opening into:

Reception Hall

With wood laminate floor, opaque window to the rear elevation, feature period arch with wall corbels, picture rails, radiator and doors opening into:

Dining Room

9'13" into bay x 9'9" (278.36m into bay x 2.97m)

With upvc double glazed feature box bay window set within a period arch, cast iron fireplace set upon a tiled hearth, picture rails, and tv aerial point

Lounge

13'1" x 12'2" (3.99m x 3.71m)

With original sash window to the rear elevation, radiator, feature fireplace with wood surround, marble inset and hearth, with gas living flame fire set upon, coving to ceiling, wood laminate floor, understairs storage cupboard, and door leading to:

Kitchen

12'4" x 6'2" (3.76m x 1.88m)

Fitted with a range of wall drawer and base units with work surfaces over incorporating stainless steel sink unit with chrome mixer tap over and with tiled splashbacks, set below a double glazed window facing the rear garden, integrated four ring gas hob, tiled splashbacks, and stainless steel extractor fan above and stainless steel oven below, radiator, integrated fridge and freezer, and window to the side elevation with door gives access to the Conservatory/Porch

Conservatory/Side Porch

A single glazed construction with windows and doors to the side elevation and door gives access to the side and rear and ceramic tiled floor, plumbing for washing machine and dryer

First floor landing

With loft hatch giving access to roof void, and doors opening to:

Bedroom One

13'1" x 11'3" (3.99m x 3.43m)

With double glazed window to the front elevation, cast iron fireplace, radiator and ceiling coving

Bedroom Two

9'8" x 9'3" at widest (2.95m x 2.82m widest)

With double glazed window to the rear elevation, built in wardrobes and radiator

Bedroom Three

12'4" x 6'2" (3.76m x 1.88m)

With double glazed window to the rear elevation, built in wardrobes and radiator

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, with mixer tap over, low flush w.c and tiled walls, ceramic tiled floor, airing cupboard housing the combination boiler and chrome towel radiator, and double glazed opaque window to the side elevation

Outside

To the front of the property is a Bulwell stone boundary wall and low maintenance frontage, with path to the side leading to the rear garden, where there is a path and patio spanning the width of the property and overlooks the lawn surrounded by bedding for plants and shrubs, hardstanding for garden shed.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band B, which we are advised, currently incurs a charge of £1392.94. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. **MORTGAGE ADVICE.** This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.** Written quotations are available on request. A life assurance policy may be required.