



65 Portland Road

West Bridgford | NG2 6DN | Guide Price £270,000

ROYSTON
& LUND

- Victorian terraced home
- *** GUIDE PRICE
£270,000 - £280,000

- Two reception rooms
- Four piece bathroom
- Cast iron fireplaces
- Sash windows
- Central West
Bridgford
- No upward chain
- EPC rating E -
Freehold
- Council tax band B





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There is a guided video tour of this property. Please contact Royston and Lund directly to view it

A two bedroom terraced home in the heart of West Bridgford that is ideal for a professional couple or first time buyer wanting to be within walking distance of Central Avenue. The property benefits from two reception rooms, an upstairs four piece bathroom, gas central heating, cast iron fireplaces and sash windows.

The property briefly comprises an entrance into the lounge, dining room and a galley kitchen with seating area towards the rear. Upstairs are two good sized double bedrooms and a four piece bathroom consisting of a bath, separate shower, WC and wash basin.

Towards the rear of the property is decking that leads towards a patio area enjoying a southerly facing aspect with fenced boundaries and a secure gate leading into the communal alleyway.

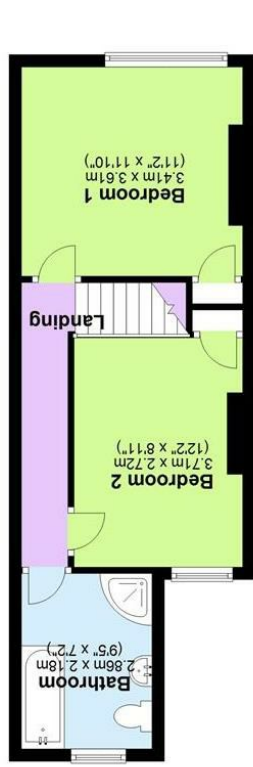
Sold with no upward chain



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
52		76	

EPC



Total area: approx. 79.8 sq. metres (859.2 sq. feet)