

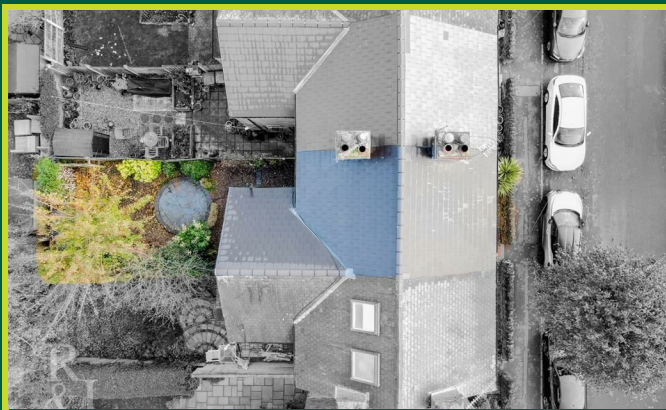


21 Portland Road

West Bridgford | NG2 6DN | £299,950

ROYSTON
& LUND

- ****NO CHAIN****
- Two Bedroom Mid Terrace
- Walking Distance To Numerous Amenities
- Low Maintenance Rear Courtyard
- EPC Rating - E
- ****CENTRAL WEST BRIDGFORD LOCATION****
- Period Features
- Excellent Transport Links
- Viewing Recommended
- Freehold Council Tax Band - B





****NO CHAIN****

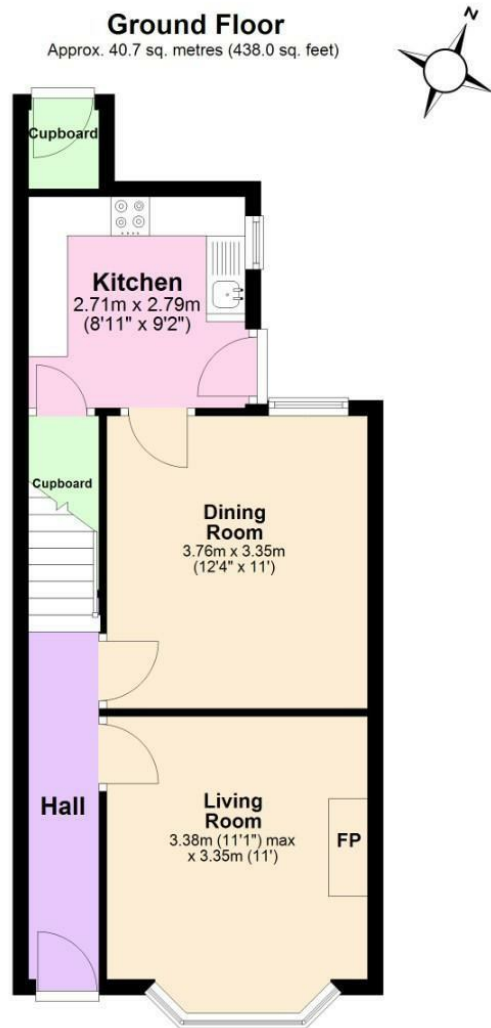
Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located in the heart of West Bridgford. Situated a short walk from Melton Road shops and Central Avenue where there are pubs, restaurants and cafes, not to mention having excellent transport links into the City Centre. This property would be a great fit for a growing family or first time buyers.

Ground floor accommodation comprises of an entrance hall that leads into the main reception rooms and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light, pieced together with a period correct fireplace. The dining room is ample in size with more than enough room to accommodate family and friends. Off from the dining room you enter the kitchen which boasts integrated appliances such as an oven hob and extractor fan, electrics for a freestanding washing machine along with further room to add freestanding appliances. The kitchen additionally has under stair storage and side door leading to the rear garden.

To the first floor there are two well proportioned double bedrooms that both have period fireplaces and share a spacious three piece suite bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking and to the rear there is a low maintenance courtyard/garden with patio areas and pebble flower beds along with convenient storage sheds and a bricked store located to the back of the kitchen. The rear courtyard is enclosed by fenced borders.





Total area: approx. 80.1 sq. metres (861.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		53
(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		

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.

**ROYSTON
& LUND**