



£310,000

Portland Road, West Bridgford, Nottingham

Terraced House | 2 Bedrooms | 1 Bathroom

0115 697 28 29

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# Step Inside

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## Property Description

A charming two-bedroom Victorian terraced home located in the heart of well-connected West Bridgford. Rich in original period features, the property showcases hardwood flooring, picture rails, cast iron fireplaces, sash windows with shutters, and original rim locks throughout.

## Main Particulars

This two-bedroom terraced house is a charming example of the 20th-century. Featuring original hardwood floors, doors, skirting boards, and picture rails throughout, the home retains a quintessential British charm.

The ground floor offers a welcoming living room with log burner, a separate dining room with original iron fireplace, and a well-equipped kitchen with gas supply and ample storage. Upstairs are two well-proportioned bedrooms and a stylish bathroom featuring a striking roll-top clawfoot bath, all serviced by a modern Baxi combi boiler.

Further benefits include useful built-in storage, a boarded loft for additional space, on-street parking, and excellent transport links nearby across 77m<sup>2</sup> of area. A characterful home combining period charm with everyday practicality, ideal for buyers seeking a traditional property with modern comforts.

### Nearby Places of Education

West Bridgford Infant School

West Bridgford Junior School

The West Bridgford School

### Nearby Grocery & Everyday Shopping

M&S Foodhall

Co-op Food

Lidl

Morrisons

Himalaya World Foods

### Nearby Things to Do:

Visit the Avenue for many different eateries

West Bridford Library

Bridgford Park

West Bridgford Farmer's Market

Nottingham Forest FC Football Ground (the City Ground)  
The Cricket Ground  
Studio Theatre

Nearby Places of Worship:

St Giles Church

Church of the Holy Spirit

West Bridgford Baptist Church

The Church of Jesus Christ of Latter-day Saints

\*Please ensure that you complete your own research and get your own legal advice. Always check the conditions of your mortgage, should you be considering a purchase via a mortgage.

Contact Us:

0115 697 2829

[contact@ngalloway.co.uk](mailto:contact@ngalloway.co.uk)

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\*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents

Council Tax Band: B (Rushcliffe Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Accessibility measures: Level access

**Living room** w: 3.72m x l: 3.45m (w: 12' 2" x l: 11' 4")

Entering through the front door, you are immediately met with a cosy den. A log burner has been installed in the original fireplace, with flues refurbished and fully functional. Picture rails adorn the walls, offering plenty of space for artwork, family photographs, or decorative displays. The ceiling moulding is reminiscent of a time when careful finishing touches defined a home.

**Dining Room** w: 3.72m x l: 4.79m (w: 12' 2" x l: 15' 9")

The dining room features a wonderful original iron fireplace and rim locks that are original to the doors. The single-glazed sash windows include adjustable shutters, allowing the room to feel bright and elegant while still offering privacy from the outside world. An original built-in storage cabinet provides a beautiful and practical solution for keeping belongings neatly tucked away.

**Kitchen** w: 2.24m x l: 3.44m (w: 7' 4" x l: 11' 4")

The kitchen benefits from a gas supply, ideal for keen cooks. There is space for an under-counter fridge, freezer, and washing machine, along with ample cupboard storage.

**Staircase/Landing** w: 0.81m x l: 3.72m (w: 2' 8" x l: 12' 2")

The hallway includes a loft hatch that has been extended for easier access.

**Attic**

The attic has been boarded, providing useful storage space for seasonal items, memory boxes, and more - offering valuable peace of mind.

**Bedroom 1** w: 3.46m x l: 3.71m (w: 11' 4" x l: 12' 2")

The main bedroom is located to the left of the staircase and overlooks the front street. It features a cast iron fireplace with original hearth tiling, another distinctive period feature. The room comfortably accommodates a double bed, wardrobe, dresser, and bedside tables, making it a peaceful and welcoming retreat. Picture rails continue here, offering flexibility for decoration.

**Bedroom 2** w: 3.77m x l: 2.8m (w: 12' 5" x l: 9' 2")

The second bedroom is positioned at the rear of the property, with a large sash window providing plenty of natural light and views over the garden. This room offers a quiet and restful atmosphere. The original rim lock shows signs of its history, adding character for those who appreciate antique details. The built-in storage cupboard also retains its original rim lock and shelving.

**Bathroom**

At the end of the hallway is the bathroom, fitted with a full four-piece suite. The original hardwood flooring continues into this space, adding warmth and texture. The bath and taps are powered by a Baxi combi boiler, ensuring modern comfort while maintaining period aesthetics. A standout feature is the blue-and-white roll-top, clawfoot cast iron bath, which adds a sense of everyday luxury.

**Garden**

Convenient and low maintenance garden benefitting from trees, shrubs and plant beds. Mainly graveled for easy maintenance.

**Outhouse**

A useful outhouse perfect for storing tools, bikes and anything that does not fit in the house. Supplied with electricity, it makes it easy to see what is where.

**Loft room**

The loft, whilst currently cannot be classed as a living space, is boarded and adds an additional large space for storage. This is hugely beneficial to most homes.

**Development Ideas**

This charming home is move in ready and beautifully professionally decorated throughout. It does however offer opportunities to the right buyer to add their personal stamp and potential value. You may wish to explore upgrading the outhouse to create a home office or hobby room. With some careful thought this space could offer additional living accommodation.

**Development Ideas**

Perhaps consider going the whole hog and expanding the rear of the property to incorporate the kitchen, the area at the side of it and the outhouse? This could open the dining room up to create a large kitchen/family room. All subject to the relevant consents and approvals.



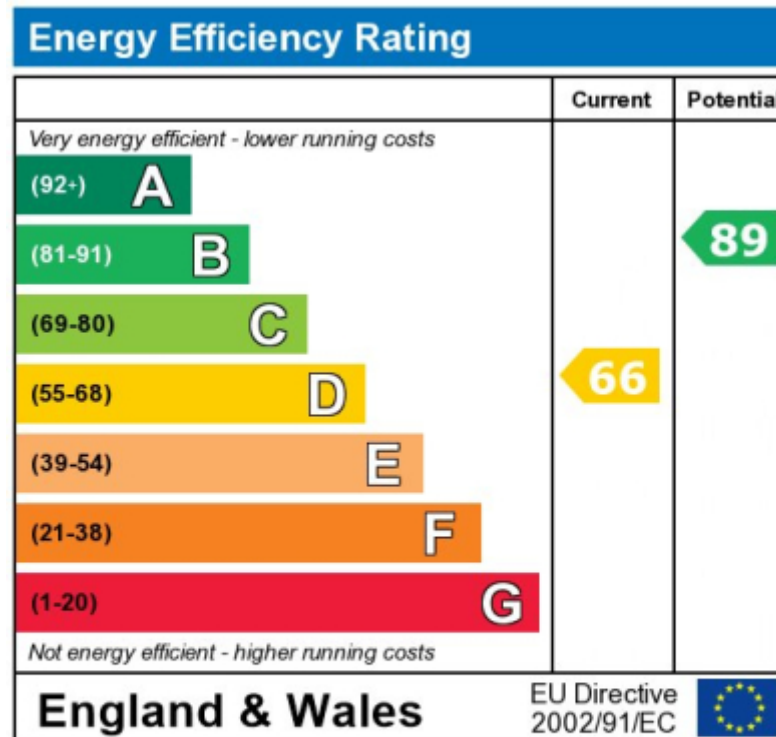




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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