



Mill Road  
Stapleford, Nottingham NG9 8GD

A TWO BEDROOM, TWO BATHROOM  
SEMI DETACHED HOUSE WITH THE  
BENEFIT OF OFF-STREET PARKING.

**Offers Around £170,000 Freehold**





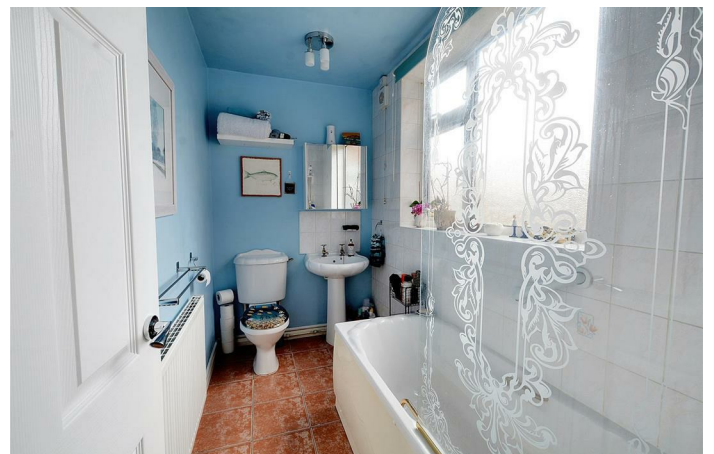
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, spacious living room, dining kitchen, rear lobby and bathroom. The first floor landing then provides access to two bedrooms and a further bathroom suite.

Other benefits include gas fired central heating from a combination boiler installed in approximately 2016, off-street parking and enclosed garden space to the rear.

As previously mentioned, the property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access to open space and countryside at the end of Mill Road onto the fields beyond. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home as the property is also within close proximity of excellent nearby schooling for all ages. We highly recommend an internal viewing.





## ENTRANCE HALL

3'8" x 3'2" (1.14 x 0.98)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator. Door to lounge.

## LOUNGE

16'11" x 11'1" (5.18 x 3.40)

Double glazed window to the front (with fitted blinds), radiator, media points, laminate flooring, wall light points, wall mounted electric fire, wall mounted thermostat, additional secondary radiator. Panel and glazed door to kitchen.

## KITCHEN

14'3" x 9'10" (4.35 x 3.00)

Comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob, plumbing for washing machine, space for tumble dryer and fridge/freezer. Breakfast bar with matching counter top and radiator beneath, decorative tiled splashbacks, wall mounted electrical box, double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door to outside, folding door to understairs storage cupboard. Opening through to rear lobby.

## REAR LOBBY

2'9" x 2'8" (0.84 x 0.82)

Door to ground floor bathroom.

## GROUND FLOOR BATHROOM

9'2" x 4'11" (2.80 x 1.50)

Three piece suite comprising panel bath with glass shower screen and Mira Jump electric shower, wash hand basin with tiled splashbacks, low flush WC. Partial tiling to the walls, tiled floor, double glazed window to the side (with fitted roller blind), radiator, extractor fan and wall mounted bathroom cabinet.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to both bedrooms and bathroom. Loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

14'3" x 11'0" (4.35 x 3.36)

Double glazed window to the front (with fitted blinds), radiator, fitted wardrobes, decorative ceiling rose, useful double fitted storage cupboard with shelving space above and overhead storage cupboards.

## BEDROOM TWO

11'7" x 7'4" (3.55 x 2.24)

Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, coving.

## FIRST FLOOR SHOWER ROOM

8'7" x 6'5" (2.63 x 1.98)

Three piece suite comprising tiled and enclosed corner shower cubicle with sliding glass doors and electric shower, low flush WC, wash hand basin with tiled splashback. Double glazed window to the rear (with fitted blinds), radiator, partial wall tiling, wall mounted bathroom cabinet, additional single size bathroom cabinet and airing cupboard housing hot water cylinder with shelving above.

## OUTSIDE

To the front of the property there is a lowered kerb entry point onto a driveway to the front providing off-street parking which also provides access to the front entrance door and side access leading through to the rear garden.

## TO THE REAR

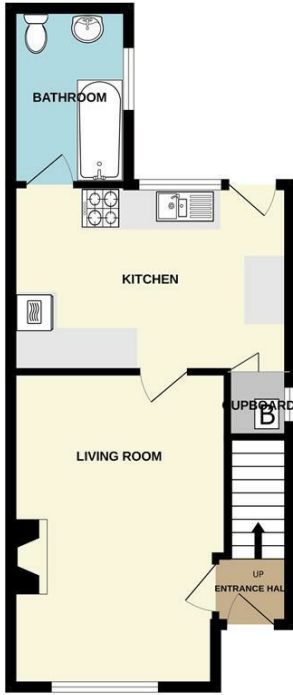
The rear garden is enclosed by timber fencing to the boundary lines and offers an initial block paved patio seating area (ideal for entertaining) with a matching pathway which then provides access to the timber storage shed. At the foot of the plot there is a greenhouse, plum slate decorative chippings and planted borders housing a variety of bushes and shrubbery. Within the garden there is an external security light and water tap.

## DIRECTIONAL NOTE

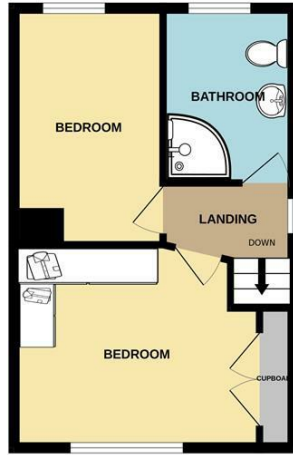
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue along and take a left hand turn after St Helens Church onto Mill Road and the property can be found a little further along on the right hand side.



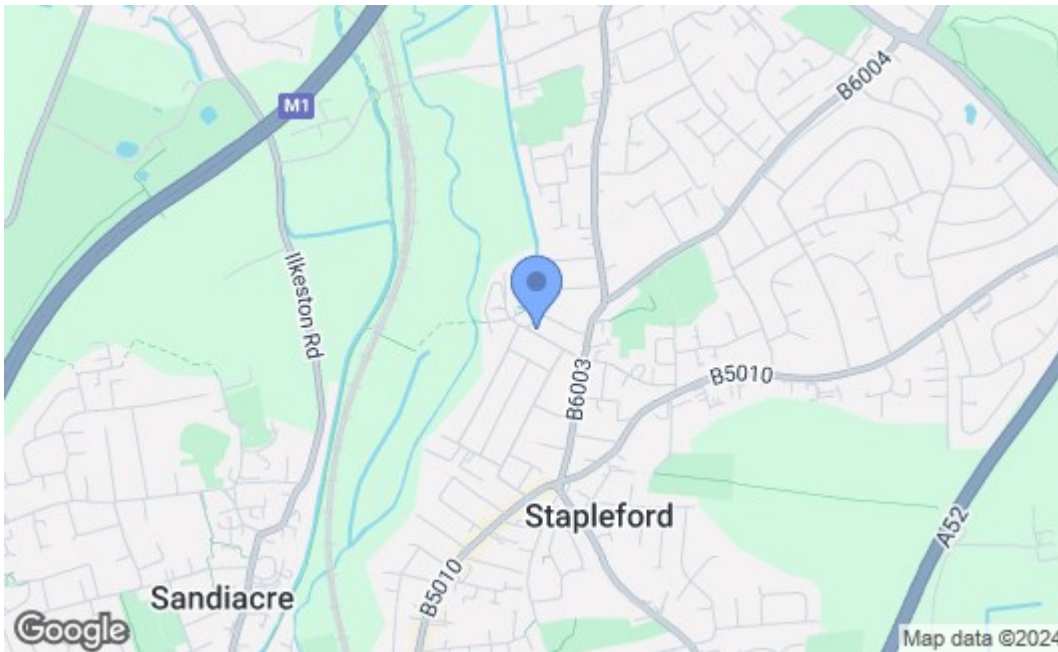
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.