



Frederick Road
Stapleford, Nottingham NG9 8FL

£169,995 Freehold

A WELL PRESENTED, BRIGHT AND AIRY
TWO DOUBLE BEDROOM END TERRACE
PROPERTY OFFERED FOR SALE WITH NO
UPWARD CHAIN



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Robert Ellis are delighted to welcome to the market, with the added benefit of NO UPWARD CHAIN, this well presented light and airy two double bedroom end terrace property situated within this popular and established residential location within walking distance of Stapleford town centre.

With accommodation over two floors comprising front door room, inner lobby, living room and kitchen to the ground floor. The first floor landing then provide access to two double bedrooms and a bathroom suite.

Other benefits include gas central heating from combi boiler, double glazing and enclosed garden space to the rear.

As previously mentioned the property is located within walking distance of the shops and services within Stapleford town centre, there is also easy access to good schooling nearby and for those needing to commute there is the I4 bus service within walking distance and access to the A52 for Nottingham and Derby, the M1 J25 motorway and Nottingham Electric Tram services, all situated just a short distance away.

We believe the property itself would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.



Dining Room

12'1" x 11'5" approx (3.69m x 3.5m approx)

With UPVC panel and double glazed front entrance door, double glazed window to the front with fitted blinds, radiator, meter cupboards and central chimney breast with decorative Adam style fire surround.

Inner Hallway

With radiator, stairs to the first floor and LED lights.

Living Room

12'0" x 12'0" approx (3.66m x 3.66m approx)

Double glazed window to the rear with fitted blinds, media points, radiator, coving, door with access to the inner hallway, laminate flooring, access to the kitchen and useful understairs storage space. Tiled insert and hearth on the central chimney breast which then houses the multi fuel burning stove.

Kitchen

8'0" x 6'10" approx (2.458m x 2.09m approx)

Comprising a matching range of fitted base and wall storage cupboards with marble effect roll edged work surfaces incorporating a circular bowl sink unit with matching draining board and mixer tap, fitted counter level four ring gas hob with extractor over and oven beneath, in-built fridge, tiled splashbacks, tiled floor, radiator, fixed shelving, double glazed window to the side and UPVC panel and double glazed door access to the rear garden.

First Floor Landing

With doors to both bedrooms and bathroom. Wall light point and loft access point.

Bedroom 1

12'1" x 11'4" approx (3.69m x 3.47m approx)

Double glazed window to the front with fitted blinds, radiator and decorative fireplace.

Bedroom 2

11'10" x 9'0" approx (3.62m x 2.76m approx)

Double glazed window to the rear overlooking the garden and with views towards St Giles Church in Sandiacre, radiator, decorative fireplace, part panelling to dado height and useful over the stairs storage cupboard.

Bathroom

8'5" x 6'6" approx (2.58m x 2m approx)

Three piece suite comprising of a panelled in bath with glass shower screen and mains ran shower over, push flush w.c. and

wash hand basin with tiled splashbacks. Partial wall tiling, LED spotlights, extractor fan, radiator and double glazed window to the rear.

Outside

To the front of the property there is a small front fore garden with dwarf brick boundary wall, gravelled stone chippings, planted bushes and pathway leading to the front entrance door. Shared pedestrian access then leads down the left hand side of the property giving access to the rear garden.

The rear garden is enclosed with a brick wall, hedgerow and timber fencing to the boundary line, there is an initial paved patio seating area, ideal for entertaining, pedestrian access found to the front and access to the garden outbuilding which houses the gas central heating combination boiler, plumbing for the washing machine and further space for a fridge/freezer. The rear garden is then lawned with pathway providing access to the foot of the plot where a vegetable growing area can be found and a timber storage shed at the foot of the plot.

Directions

From our Stapleford branch on Derby Road turn immediate right onto Warren Avenue, follow the bend in the road around and the road becomes Frederick Road. Continue along and the property can be found on the left as identified by our for sale board.

Council Tax

Broxtowe Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

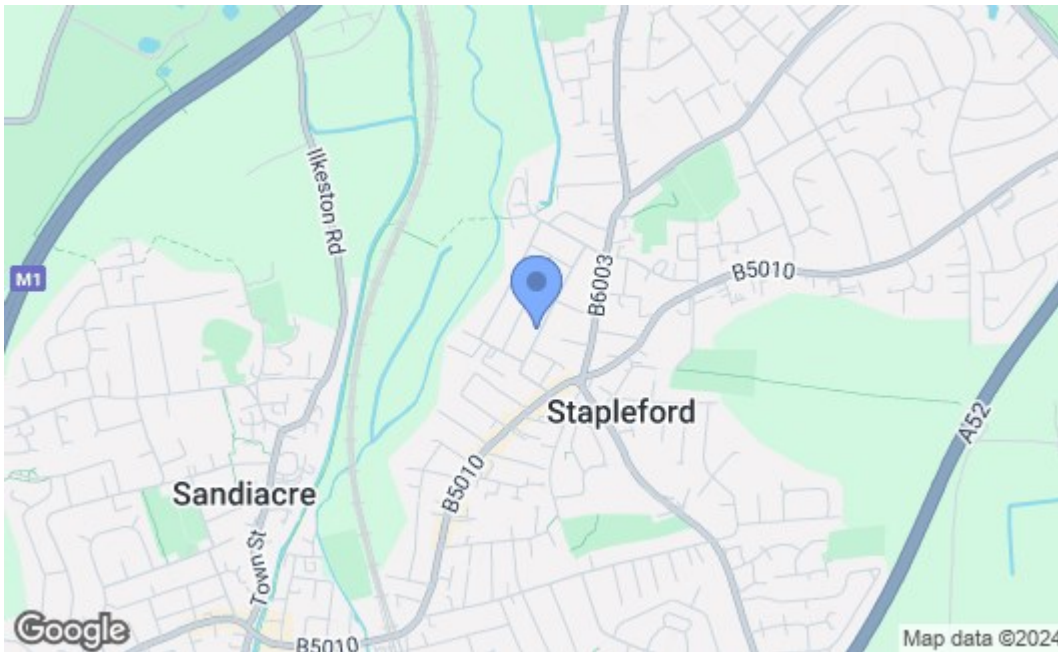
Other Material Issues – No





27 FREDERICK ROAD, STAPLEFORD, NG9 8FL

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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