



Pasture Road  
Stapleford, Nottingham NG9 8GQ

**£165,000 Freehold**

A WELL PRESENTED & TASTEFULLY  
RENOVATED TWO BEDROOM MID  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TASTEFULLY RENOVATED BAY FRONTED TWO BEDROOM MID TERRACED HOUSE SITUATED ON THE OUTSKIRTS OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted dining room, living room and galley-style kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, income-generating owned solar panels, and garden to the rear.

The property is located in this popular and established residential location on the outskirts of Stapleford, also offering easy access to nearby schooling for all ages, good transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services in Stapleford town centre and a vast array of open countryside space nearby.

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



### ENTRANCE HALL

14'7" x 3'2" (4.46 x 0.97)

uPVC panel and double glazed front entrance door, tiled floor, radiator, coat pegs, useful understairs storage cupboard, doors to dining room and living room.

### DINING ROOM

12'9" x 8'4" (3.89 x 2.55)

Double glazed bay window to the front, radiator, double meter cupboard box.

### LIVING ROOM

11'11" x 11'1" (3.64 x 3.39)

Double glazed window to the rear, radiator, wall mounted electric fire, door with staircase rising to the first floor, further door to kitchen.

### KITCHEN

17'8" x 6'10" (5.39 x 2.09)

The kitchen comprises a matching range of fitted base storage cupboards with roll top work surfaces with inset single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Two double glazed windows to the side (one with fitted roller blind), radiator, uPVC panel and double glazed exit door to outside.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Radiator, loft access point.

### BEDROOM ONE

12'0" x 11'5" (3.66 x 3.48)

Georgian-style double glazed window to the front, radiator.

### BEDROOM TWO

11'11" x 8'0" (3.64 x 2.44)

Double glazed window to the rear overlooking the rear garden, radiator, useful overstairs fitted storage cupboard.

### BATHROOM

9'7" x 6'9" (2.93 x 2.08)

Four piece suite comprising separate tiled and enclosed shower cubicle with dual attachment mains shower and glass screen/door, panel bath, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear (with fitted roller blind), wall mounted bathroom cabinet, decorative wall tiling, chrome ladder towel radiator.

### OUTSIDE

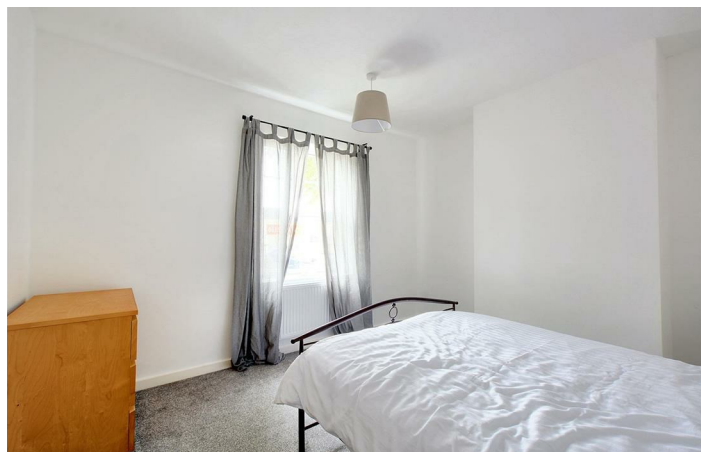
To the front of the property there is a small garden with shared gate and pathway providing access to the front entrance door. The front garden has bushes and shrubbery.

### TO THE REAR

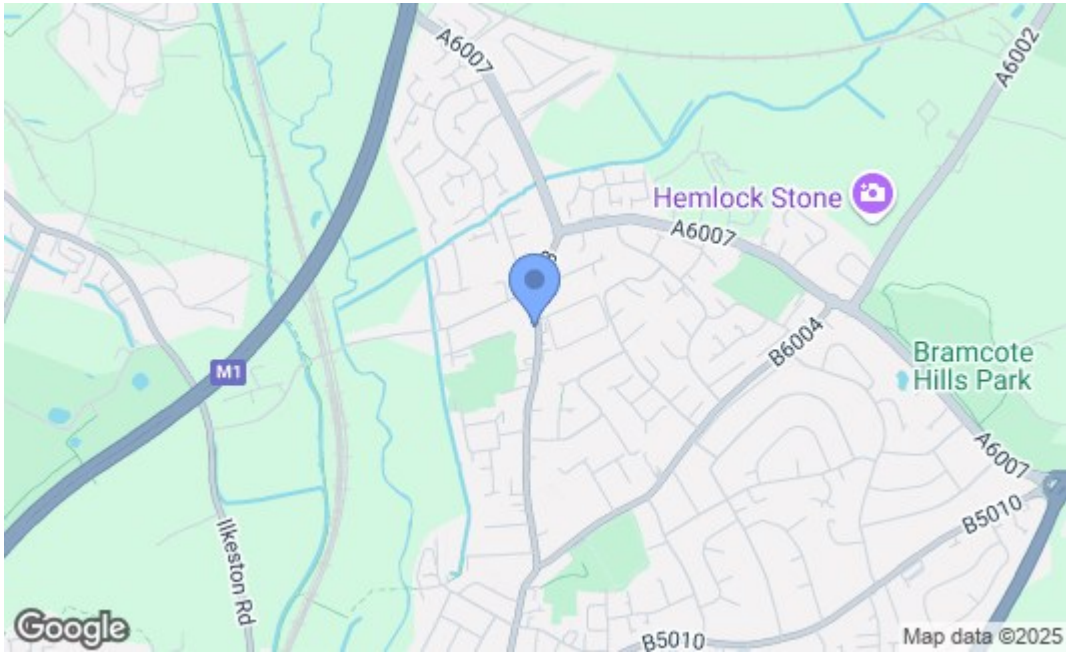
The rear garden is split into two sections with an initial paved courtyard style garden (ideal for storage of the bins), gated access then leads beyond the shared pathway with the neighbouring properties. Decked entertaining space, raised flowerbeds housing a variety of bushes and shrubbery, leading onto a garden lawn which is enclosed by timber fencing to the boundary lines.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and proceed in the direction of Trowell. Just before the turning for Moorbridge Lane, the property can be found set back from the road on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	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		
England & Wales 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.