



Church Street  
Stapleford, Nottingham NG9 8DJ

**£159,995 Freehold**

A TWO/THREE BEDROOM COTTAGE  
STYLE END TERRACED HOUSE. NO  
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS COTTAGE STYLE TWO/THREE BEDROOM END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE. OFFERED FOR SALE WITH NO UPWARD CHAIN.

Behind this traditional period facade lies a modern and contemporary interior, ideally suited to those looking for their first home.

The property benefits from gas fired central heating from a combination boiler and Georgian-style double glazed windows. The living room also boasts a feature open fire and the dining room has a square bay with handmade fitted table and chairs with wall mounted shelving.

There is a modern fitted breakfast kitchen with a separate useful utility space beyond. Rising to the first floor, the "L" shaped landing provides access to a double bedroom to the front, study/nursery bedroom and modern fitted three piece bathroom suite to the rear. The staircase then continues rising to the second floor where there is a further double bedroom.

Externally, the garden is yet another attractive feature of the property with paved and raised decked areas (ideal for entertaining).

The property is conveniently situated within walking distance of Stapleford town centre which offers a variety of shops. There is also easy access to the nearby library, doctors surgery, Aldi supermarket, popular schooling, St Helen's Church and excellent commuter links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We would highly encourage an internal viewing.



## LIVING ROOM

12'2" x 10'8" (3.72 x 3.27)

uPVC panel and double glazed front entrance door with Georgian-style double glazed panel above the door, Georgian-style double glazed window to the front (with fitted blinds), radiator, central chimney breast with Adam-style fire surround incorporating feature fireplace with cast iron back, wood surround and mantle, suitable for solid fuel or wood burning stove. Door to inner lobby.

## INNER LOBBY

Useful understairs storage cupboard and opening through to the dining room.

## DINING ROOM

12'6" x 12'0" (3.83 x 3.68)

Radiator with display cabinet, doors to the kitchen and living room, Georgian-style double glazed window to the rear (with fitted blinds), door with stairs rising to the first floor. A real feature of the property is the handmade table and chair set (which is included within the sale) with wall mounted shelving above.

## KITCHEN

13'2" x 6'6" (4.02 x 2.00)

Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with oven beneath, glass fronted crockery cupboards, decorative black tiled splashbacks, Georgian-style double glazed window to the side (with fitted blinds), tile effect flooring, radiator, fitted shelving, spotlights, uPVC Georgian-style double glazed exit door to outside, space for full height fridge/freezer, door to utility room.

## UTILITY ROOM

5'8" x 5'0" (1.75 x 1.53)

Equipped with a matching range of base and wall storage cupboards with granite effect roll top work surfaces, plumbing for the washing machine, wall mounted gas fired combination boiler (for central heating and hot water purposes), Georgian-style double glazed window to the rear (with fitted blind).

## FIRST FLOOR LANDING

Radiator, doors to bedroom one, nursery and bathroom. Door and turning staircase then rises to the top floor.

## BEDROOM ONE

12'2" x 10'10" (3.71 x 3.31)

Georgian-style double glazed window to the front with views over St Helen's Church spire (with fitted blinds), radiator, useful understairs storage cupboard.

## BEDROOM/OFFICE/NURSERY

7'4" x 4'6" (2.26 x 1.38)

Georgian-style double glazed window to the rear (with fitted blinds).

## BATHROOM

7'4" x 7'0" (2.25 x 2.14)

Three piece suite comprising tiled-in bath with glass shower screen, mixer tap, mains shower, additional handheld shower attachment, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Wall mounted bathroom cabinet, wall mounted shaver point, Georgian-style double glazed window to the rear (with fitted blinds), extractor fan, spotlights, radiator.

## SECOND FLOOR

### BEDROOM TWO

12'2" x 11'10" (3.73 x 3.61)

Georgian-style double glazed window to the side (with fitted blinds), radiator, vaulted-style ceiling, door to the eaves storage space which has lighting and flooring.

### OUTSIDE

To the front of the property, the garden gives access to the front entrance door and side access leading to the rear garden. There is an external lighting point

### TO THE REAR

The rear garden is designed for relatively straightforward maintenance, has an initial gravel patio area accessed from the kitchen uPVC door. This area also offers pedestrian gated access back to the front of the property. The garden then opens out to a raised bed with plum slate decorative chippings. This then leads onto the rear part of the garden which has a raised deck entertaining area (making the most of the moving afternoon sunlight). To the foot of the plot, there is a useful brick built garden store. External water tap and lighting points are also provided to the rear.

### DIRECTIONAL NOTES

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. The property can be found on the right hand side, almost adjacent to St Helen's Church.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed -

Phone Signal –

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk

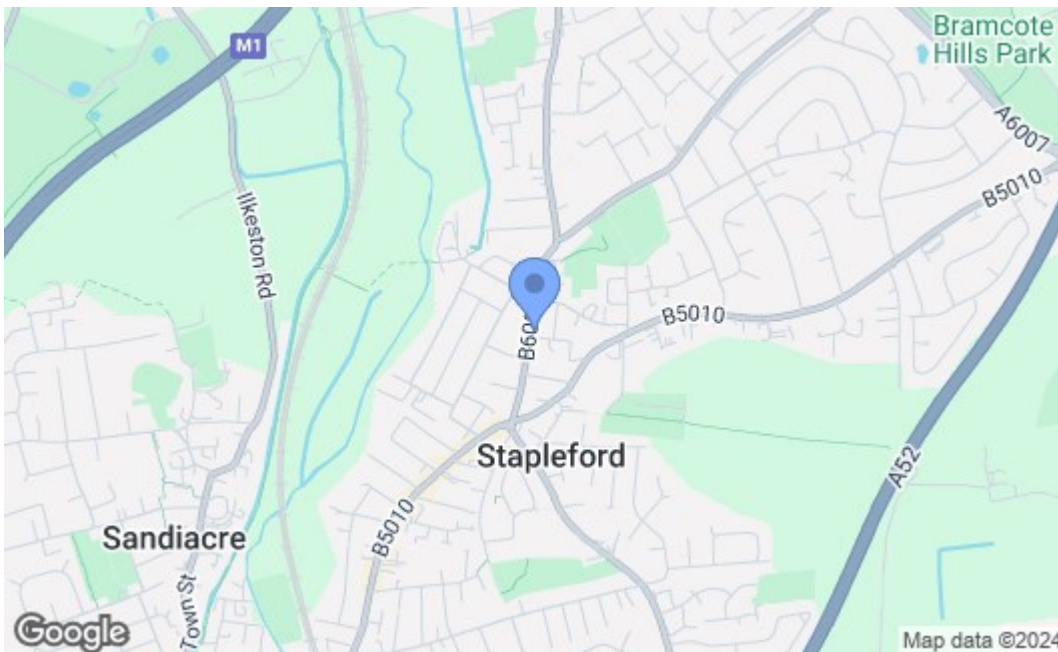
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	
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			
<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.