



Ryecroft Street
Stapleford, Nottingham NG9 8AW

£195,000 Freehold

A DECEPTIVELY SPACIOUS THREE
BEDROOM MID TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



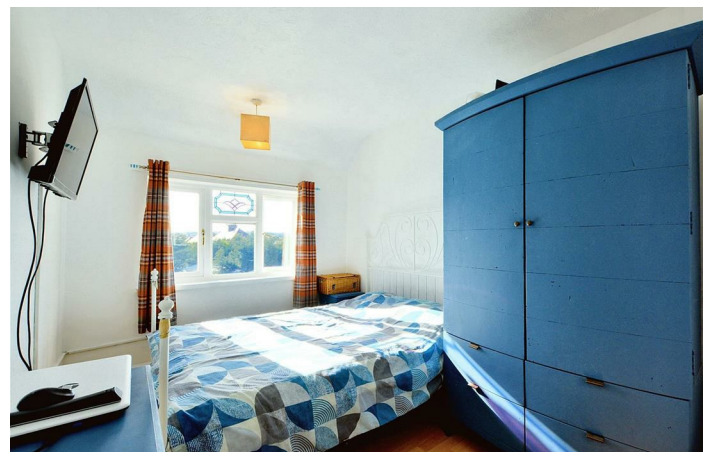
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE BEDROOM MID TERRACED HOUSE, SITUATED WITHIN A POPULAR RESIDENTIAL PART OF STAPLEFORD. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

The property benefits from gas fired central heating from a combi boiler, double glazing, ample gated off-street parking to the front and a generous rear garden including a full width detached garden room to the foot of the plot.

Internally, the accommodation comprises entrance lobby, living room and dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

We believe that the property would ideally suit first time buyers or young families alike as it is situated within close proximity of excellent nearby schooling for all ages, such as Albany and Wadsworth Fields. There is also easy access to the shops and services within Stapleford town centre which is approximately half a mile away. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M11 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



ENTRANCE LOBBY

3'10" x 3'9" (1.19 x 1.16)

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

LOUNGE

13'1" x 12'3" (4.01 x 3.74)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, TV and telephone points, two fitted storage spaces either side of the chimney breast with sliding doors.

DINING KITCHEN

16'6" x 9'0" (5.04 x 2.76)

Equipped with a range of matching fitted base and wall storage cupboards and drawers with roll top work surfaces. Inset single sink and drainer with central mixer tap and tiled splashbacks. Plumbing and space for washing machine, fitted oven, grill, hob and extractor hood. Wall mounted Baxi gas fired combination boiler (for central heating and hot water purposes), double glazed windows to the rear, uPVC panel door to outside. Door to useful understairs storage pantry. Fitted breakfast bar and integrated dishwasher.

FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point with pulldown ladders to a useful boarded loft space.

BEDROOM 1

12'0" x 8'7" (3.67 x 2.63)

Double glazed window to the rear, radiator and laminate flooring.

BEDROOM 2

10'2" x 10'2" (3.11 x 3.11)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring and storage cupboard.

BEDROOM 3

9'0" x 7'7" (2.75 x 2.33)

Double glazed window to the rear and radiator.

BATHROOM

6'11" x 6'1" (2.13 x 1.87)

Three piece suite comprising bath with electric shower over, push flush WC and wash hand basin. Fully tiled walls, double glazed window to the front (with fitted blinds) and chrome ladder towel radiator.

OUTSIDE

To the front of the property is a gated block paved driveway providing off-street parking for several cars, useful bike storage and access to the front entrance door. The rear garden is split into various sections with an initial paved patio area (ideal for entertaining), decorative plum slate borders and matching pathway providing access to the rear part of the garden. There is a second patio area after passing a shaped high quality artificial lawn section. At the foot of the plot, there is a covered seating area leading onto a detached full width garden room. External lighting point, water tap, shared gate and pedestrian access leading back to the front.

GARDEN ROOM

14'6" x 8'9" (4.43 x 2.67)

Double opening French doors, window to the front, power and lighting points.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights, crossing straight over onto Nottingham Road. Proceed in the direction of Bramcote, taking an eventual left hand turn after the Sandcliffe car garage onto Ryecroft Street. Proceed a little further along and the property can then be found on the left hand side, identified by our For Sale board.

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

- Very Low Risk

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

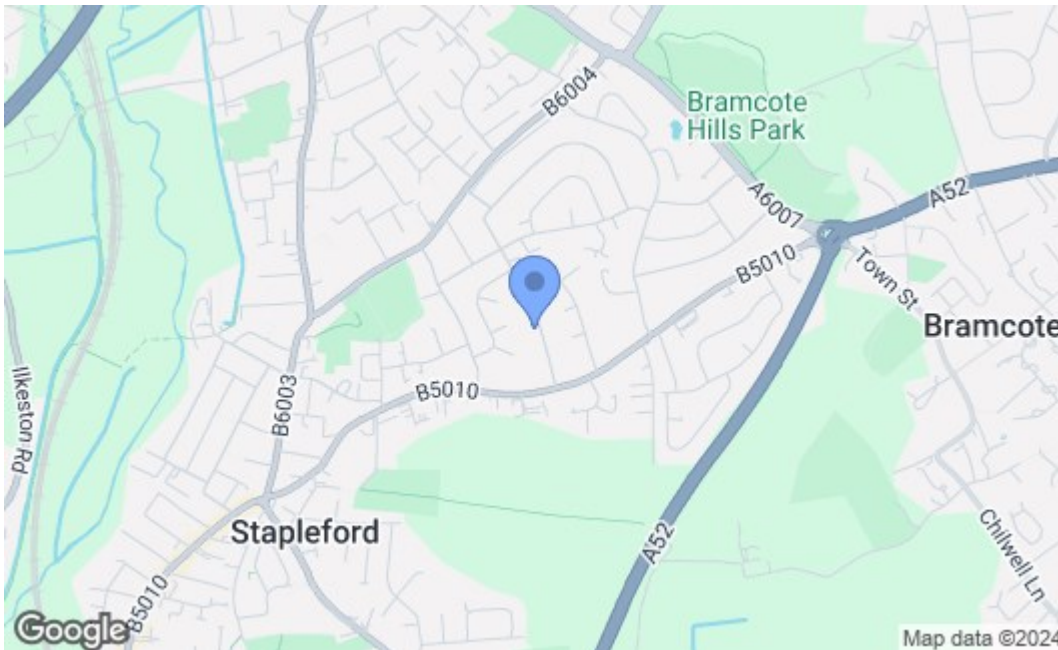
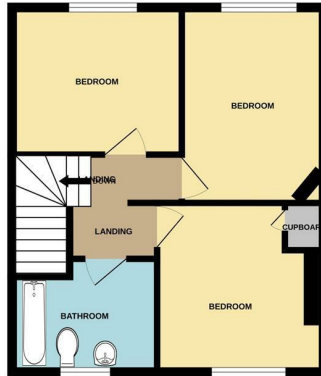
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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 (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(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	

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.