



Frederick Road
Stapleford, Nottingham NG9 8FL

£174,995 Freehold

A TRADITIONAL BAY FRONTED TWO
DOUBLE BEDROOM MID TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS PERIOD BAY FRONTED TWO DOUBLE BEDROOM MID TOWN HOUSE LOCATED WITHIN WALKING DISTANCE OF TOWN CENTRE.

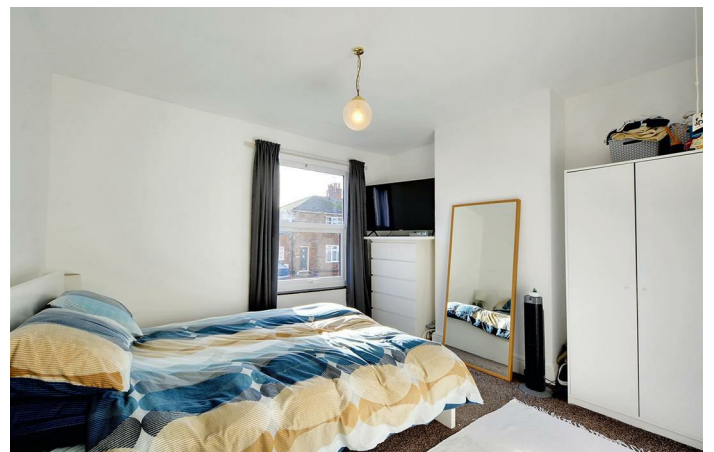
With accommodation over two floors, the ground floor comprises a bay fronted living room, inner lobby, dining room, kitchen, rear lobby and WC/utility room. The first floor landing provides access to two good size double bedrooms and a recently re-fitted bathroom suite.

Improvements made by the current owner include new windows and doors throughout, recently re-fitted gas fired (under warranty) combination boiler, new kitchen with integrated dishwasher, new bathroom and recently re-rendered to the rear.

The property is situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to a variety of schooling for all ages and great transport links such as the A52 for Nottingham and Derby, the i4 bus service, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to open space and countryside, ideal for families and pets.

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



LIVING ROOM

13'11" x 11'10" (4.26 x 3.62)

Composite and double glazed front entrance door, double glazed bay window to the front (with three individually fitted blinds), media points, wall light points, meter cupboard box, decorative coving, ceiling rose, radiator, feature Adam-style fire surround with decorative insert, tiled hearth and coal effect fire. Opening to the inner lobby.

INNER LOBBY

3'4" x 2'6" (1.03 x 0.77)

Useful understairs storage space. Opening through to the rear reception room and opening back through to the front living room.

DINING ROOM/SITTING ROOM

15'2" x 11'10" (4.63 x 3.62)

Double glazed window to the rear, radiator, door and staircase rising to the first floor, decorative coving, inset ceiling spotlights, radiator, central chimney breast incorporating coal effect fire. Opening through to the kitchen.

KITCHEN

7'11" x 6'4" (2.42 x 1.95)

Recently re-fitted comprising matching range of handleless fitted soft-closing base and wall storage cupboards and drawers with marble style square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated dishwasher, decorative tiled splashbacks, double glazed window to the side. Opening through to rear lobby.

REAR LOBBY

4'7" x 3'3" (1.42 x 1.01)

Space and power point for full height fridge/freezer, uPVC panel and double glazed exit door to outside. Door to utility/WC.

UTILITY/WC

6'4" x 5'6" (1.95 x 1.70)

Equipped with a range of fitted handleless soft-closing base and wall cupboard with marble style square edge work surfacing with inset single sink and draining board with central swan-neck mixer tap. (matching the kitchen). Plumbing for washing machine, wall mounted 'Ideal' gas fired combination boiler (recently fitted, under 10 year warranty) providing the central heating and hot water to the property. Double glazed window to the rear, push flush WC, radiator, extractor fan.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, radiator.

BEDROOM ONE

12'0" x 11'5" (3.68 x 3.49)

Double glazed window to the front overlooking St Helen's Church spire. Radiator.

BEDROOM TWO

12'0" x 8'11" (3.68 x 2.72)

Double glazed window to the rear overlooking the rear garden, wardrobe space with shelving and hanging space, radiator, overstairs fitted storage cupboard which also provides access to the loft space.

BATHROOM

8'0" x 6'8" (2.44 x 2.05)

Recently re-fitted, comprising a modern white three piece suite with panel bath with central mixer tap, glass shower screen and mains ran shower over, push flush WC, wash hand basin with tiled splashback and double storage cabinets beneath. Partial tiling to the walls, double glazed window to the rear, wall mounted bathroom cabinet, chrome ladder towel radiator.

OUTSIDE

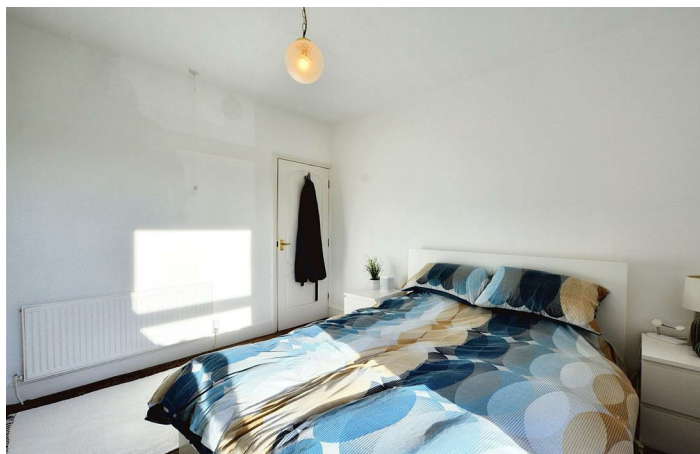
To the front of the property there is a garden with a brick wall to the boundary line, paved frontage, pedestrian gate and pathway to the front entrance door.

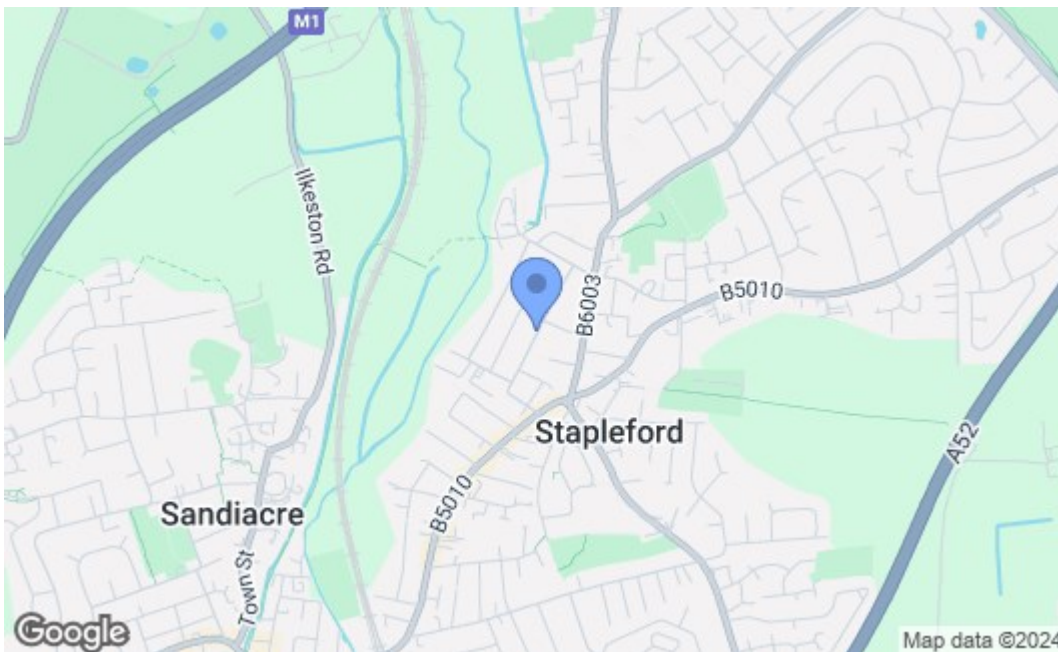
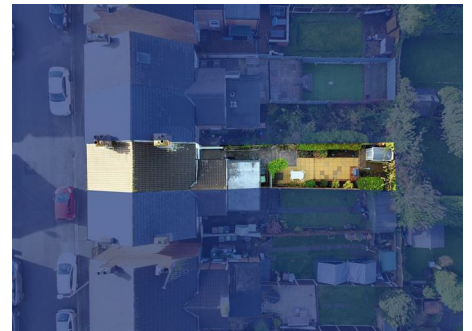
TO THE REAR

The rear garden is of a generous overall proportion being split into two sections with an initial courtyard style garden with an outside water tap, lighting point and power socket. The rear has been recently rendered and the main part of the garden is designed for straightforward maintenance being predominantly paved, making an ideal seating and entertaining space with planted flower borders housing a variety of bushes and shrubbery. To the foot of the plot there is a further concrete base with a garden shed.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, head in the direction of Sandiacre turning immediately right onto Warren Avenue. Follow the bend in the road onto Frederick Road. The property can be found on the left hand side, identified by our For Sale board, just before reaching the Church.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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			
(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	

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.