



Balfour Road  
Stapleford, Nottingham NG9 7GA

A TWO BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.

**£175,000 Freehold**





ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS VERY WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE THAT IS BEING SOLD NO UPWARD CHAIN.

THE PROPERTY HAS BEEN BEAUTIFULLY REFURBISHED WITH FRESH PAINTWORK AND NEUTRAL CARPETS, MAKING IT READY TO MOVE INTO.

With accommodation over two floors, the ground floor comprising front dining room, inner lobby, central living room and kitchen. The first floor landing then provides access to two bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is located within walking distance of the shops and services in Stapleford town centre and there is also easy access to good schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

For those needing to commute, there are excellent transport links on the doorstep including the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## FRONT DINING ROOM

11'9" x 11'9" (3.60 x 3.60)

uPVC panel and double glazed front entrance door with double glazed window above the door, double glazed window to the front (with fitted Roman blinds), meter cupboard box, radiator, laminate flooring, TV and telephone points. Panel and glazed door to inner lobby.

## INNER LOBBY

Laminate flooring (matching the dining room), opening through to the living room, access to the carpeted downstairs storage cupboard with coat pegs and a lighting point.

## LIVING ROOM

12'2" x 11'10" (3.71 x 3.61)

Double glazed window to the rear (with fitted Roman blind), radiator, laminate flooring (matching the dining room), panel and glazed door with staircase rising to the first floor, further panel and glazed door through to the kitchen, media points.

## KITCHEN

11'7" x 7'1" (3.54 x 2.18)

The kitchen comprises a matching range of fitted base and wall storage cupboards with curved edge laminate style work surfaces with inset single sink and draining board with central mixer tap, fitted four ring gas hob with extractor over and oven beneath. Integrated dishwasher, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, tiled floor, extractor fan, spotlights, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM ONE

12'0" x 11'10" (3.68 x 3.62)

Double glazed window to the front, radiator, media points.

## BEDROOM TWO

12'2" x 8'9" (3.72 x 2.67)

Double glazed window to the rear (overlooking the rear garden), radiator, media points, useful overstairs storage

cupboard with access to the partially boarded, insulated and lit loft space.

## BATHROOM

11'5" x 6'11" (3.50 x 2.11)

A spacious room comprising four piece suite with panel bath, separate tiled and enclosed corner shower cubicle with mains shower, glass screen and sliding doors, push flush WC, wash hand basin. Tiling to the walls and floor, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, wall mounted bathroom cabinet, spotlights, extractor fan, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

To the front of the property there is access from the pavement edge with pedestrian gate leading down the left hand side of the property into the rear garden.

## TO THE REAR

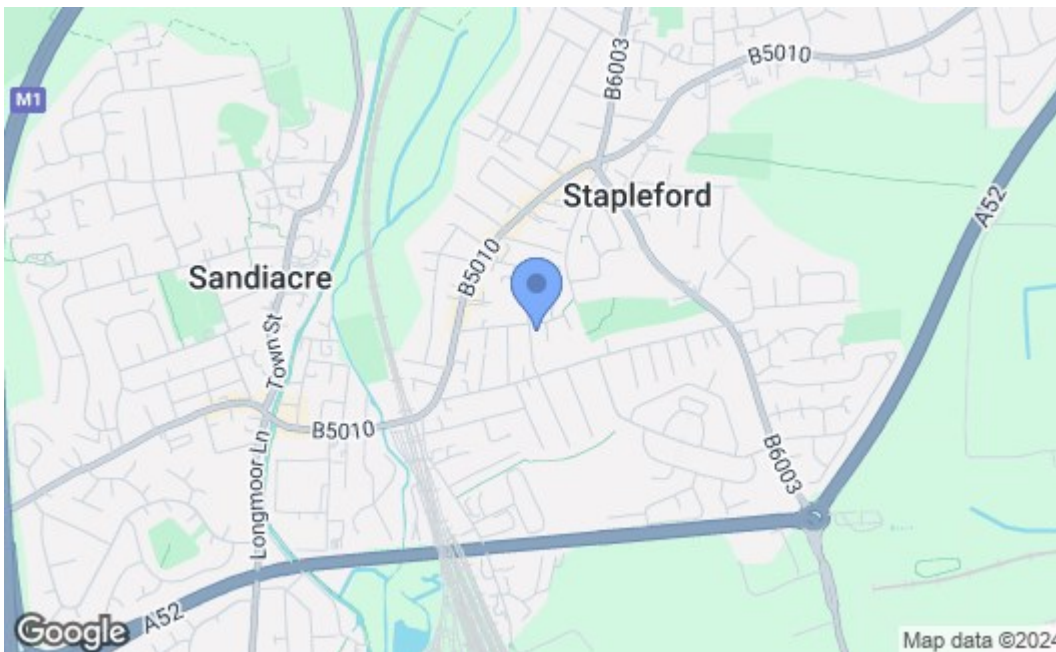
The rear garden is enclosed by partial brick wall and timber fencing to the boundary line. The garden offers a good size initial paved seating/entertaining area with a curved lawn to one side and decorative stone chippings to the other. Stepped access then leads to a rear gravel patio area (making the most of the moving sun through the day). Within the garden there is an external water tap, lighting point and two useful brick outbuildings.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, taking an eventual left hand turn onto Halls Road where Gusto Cafe can be found on the corner. Proceed past the entrance to William Lilley Infant & Nursery School and take a right hand turn onto the one way system of Balfour Road. The property can then be found 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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.