



Devonshire Drive  
Stapleford, Nottingham NG9 8GW

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£165,000 Freehold**





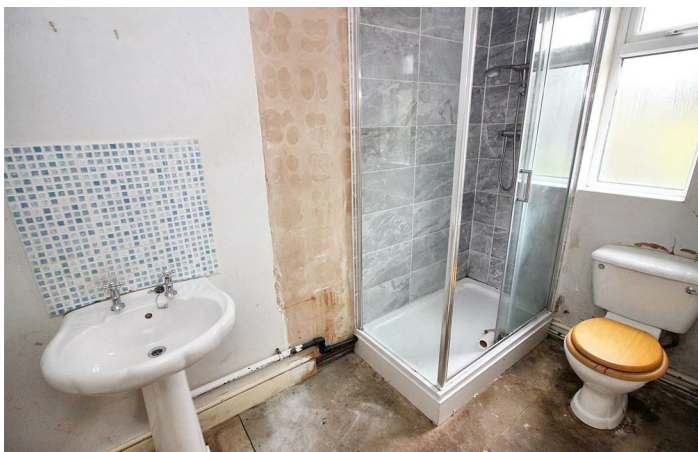
A traditional three bedroom semi detached house offered for sale with NO UPWARD CHAIN.

The property benefits from gas fired central heating served from a combination boiler and double glazed windows. The property requires some modernisation and cosmetic improvement, offering great potential for the incoming purchaser to put their own mark upon it.

Situated towards the end of this no-through road in this popular residential suburb on the outskirts of Stapleford, close to local amenities including schools, a regular bus service and the town centre itself. For those looking to commute, there are good road networks to the nearby town of Beeston, Nottingham University, QMC, as well as Nottingham, Derby and Junction 25 of the M1 motorway.

The accommodation comprises entrance hall, lounge, kitchen and ground floor shower room. The first floor landing provides access to three bedrooms.

The property enjoys a particularly good size rear garden, although they are somewhat overgrown.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, radiator.

## LOUNGE

13'4" into bay x 13'1" (4.08 into bay x 3.99)

Original open cast iron fireplace, understairs store cupboard, radiator, double glazed bay window to the front.

## KITCHEN

10'2" x 9'4" (3.11 x 2.87)

Range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven and hob. Plumbing for washing machine, radiator, double glazed window and door to the rear. Door to shower room.

## SHOWER ROOM

9'4" x 5'0" (2.87 x 1.53)

Three piece suite comprising pedestal wash hand basin, low flush WC and walk-in shower cubicle with thermostatically controlled shower. Partially tiled walls, radiator, double glazed window.

## FIRST FLOOR LANDING

Double glazed window, doors to bedrooms.

## BEDROOM ONE

13'6" x 10'2" (4.12 x 3.10)

Built-in wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

11'4" x 7'11" (3.47 x 2.43)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'5" x 8'3" (2.58 x 2.53)

Radiator, double glazed window to the rear.

## OUTSIDE

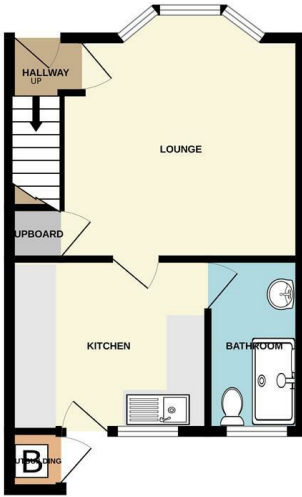
Hedges and fenced in front garden with timber gate leading to the front of the house, pedestrian access to the side leading to the rear garden. The rear garden is a generous size, although somewhat overgrown, with patio,

area laid to grass, fenced and hedged-in. There is an attached brick outhouse which houses the gas combination boiler (for central heating and hot water).

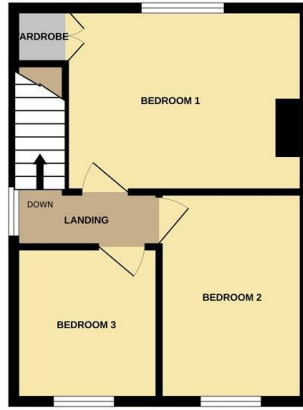




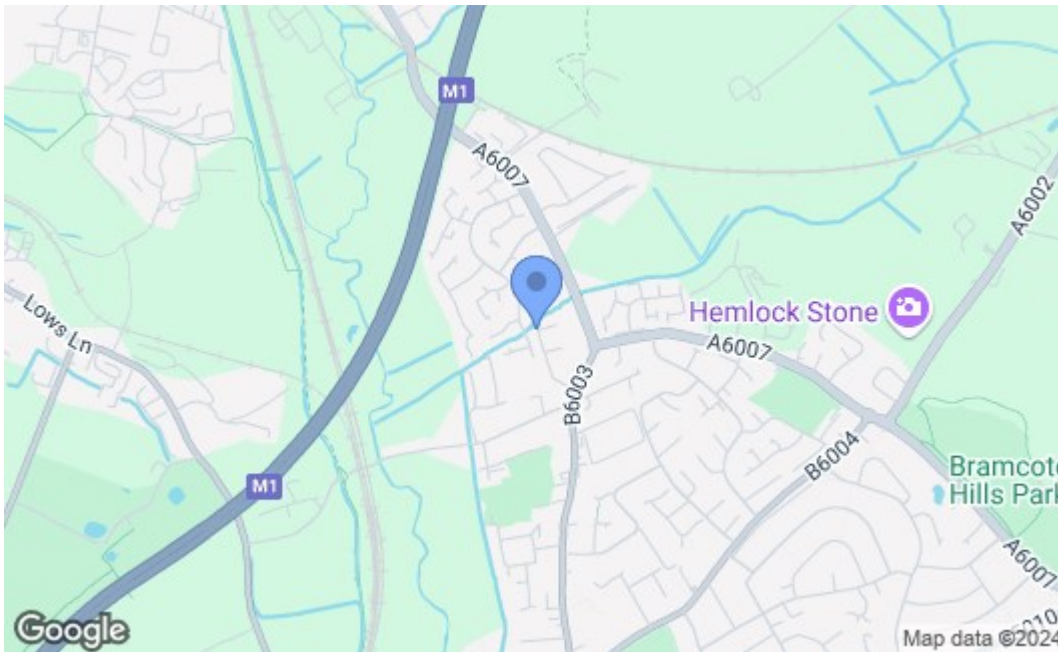
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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