



Ryecroft Street  
Stapleford, Nottingham NG9 8AW

A WELL PRESENTED THREE BEDROOM  
END TOWN HOUSE.

**£195,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room and open plan full width dining kitchen. The first floor landing then provides access to three bedrooms and a three piece modern bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, the provision for off-street parking to the front (subject to the lowering of the kerb) and a generous garden space to the rear incorporating a garden room with the benefit of power and lighting.

The property is situated favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops, services and amenities situated in Stapleford town centre, as well as there being excellent transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

4'8" x 4'0" (1.43 x 1.22)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, door to living room.

### LIVING ROOM

13'5" x 13'1" (4.10 x 4.00)

Double glazed window to the front (with fitted blinds), radiator, media points, central chimney breast with provision for installing a gas fire, door to kitchen.

### DINING KITCHEN

16'7" x 8'11" (5.08 x 2.73)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating four ring hob with oven beneath, fitted single sink and draining board with central pull-out spray hose mixer tap, space for fridge/freezer, as well as plumbing for washing machine, dishwasher and further space for tumble dryer. Double glazed windows to both the side and rear, radiator, coving, spotlights, wall mounted gas fired combination boiler (for central heating and hot water purposes), ample space for dining table and chairs, uPVC panel and double glazed door access into the rear garden, useful understairs storage pantry.

### FIRST FLOOR LANDING

Double glazed window to the side, doors to all three bedrooms and bathroom, loft access point to a 2/3rds boarded insulated loft space.

### BEDROOM ONE

10'2" x 10'2" (3.11 x 3.10)

Double glazed window to the rear (with fitted blinds), radiator.

### BEDROOM TWO

12'0" x 8'7" (3.67 x 2.64)

Double glazed window to the front (with fitted blinds), radiator.

### BEDROOM THREE

9'2" x 7'8" (2.80 x 2.35)

Double glazed window to the rear (with fitted blinds), radiator, fitted shelving.

### BATHROOM

7'0" x 6'2" (2.15 x 1.88)

Modern bathroom suite (replaced approx 18 months ago) comprising panelled-in bath with electric shower and glass privacy screen, push flush WC and wash hand basin with mixer tap and storage cupboards beneath. Partial tiling to the walls, wall mounted bathroom cabinet, chrome ladder towel radiator, double glazed window to the side.

### OUTSIDE

To the front of the property there is provision and space for off-street parking to the front (subject to the approval and lowering of the kerb). This would create off-street parking for potentially four vehicles. Access to the front entrance door.

### TO THE REAR

The rear garden spans a good length in total, being enclosed by timber fencing and hedgerow to the boundary lines. The garden is split into various sections with an initial gravel patio area with paved pathway access then leading down towards the foot of the plot. There is a lawn to either side of the pathway and to the rear there is a further gravel patio/seating area which in turn then leads onto the garden room situated at the end of the garden. Within the garden there is also the benefit of an outside water tap and shared side access leading back to the front.

### GARDEN ROOM

9'7" x 9'6" (2.93 x 2.90)

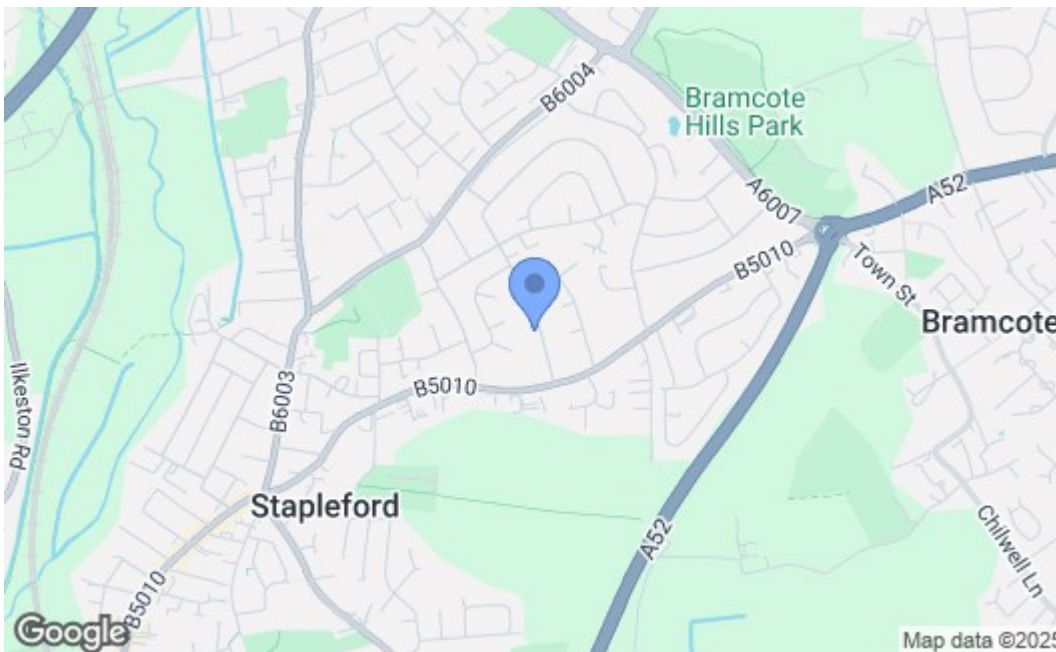
Located at the foot of the plot with the benefit of power and lighting.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, before taking an eventual left hand turn onto Rycroft Street. The property can then be found on the left hand side.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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.