



Alexandra Street
Stapleford, Nottingham NG9 7ED

A TWO BEDROOM END TERRACED
HOUSE.

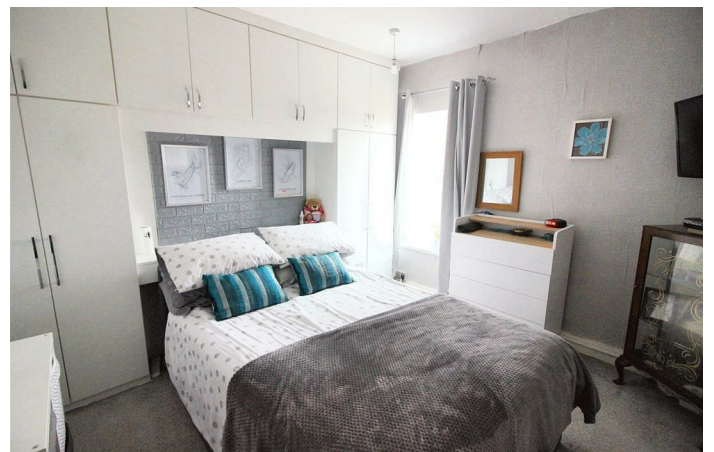
£165,000 Freehold



This surprisingly spacious property comes to the market in a ready to move into condition with features including gas fired central heating served from a modern combination boiler and double glazed windows throughout. A particular feature of this property is a timber constructed garden room to the rear which has light and power which creates a flexible space with a sliding door opening to the attractively landscaped garden, with decked area, pergola area, artificial lawn and a summerhouse.

Situated on a no-through residential street just off the main high street in Stapleford which offers a variety of shops and amenities, and a regular bus service linking Nottingham and Derby, Beeston and QMC.

The property comes to the market with NO UPWARD CHAIN and is ideal for first time buyers. Internal viewing is highly recommended.



LOUNGE

13'8" x 11'0" (4.18 x 3.37)

Radiator, recently replaced double glazed bay window and composite front entrance door.

INNER HALLWAY

Understairs store cupboard.

DINING ROOM

11'5" x 10'10" (3.50 x 3.31)

Staircase to first floor, radiator, double glazed French doors opening to garden room.

KITCHEN

13'1" x 4'5" (4 x 1.37)

Modern range of fitted wall and base units with low profile composite worktops and inset composite sink unit. Gas cooker point, plumbing and space for washing machine and dishwasher, further appliance space. Double glazed window and sliding door to bathroom.

BATHROOM

8'4" x 4'5" (2.56 x 1.37)

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with twin rose thermostatically controlled shower over. Radiator, two double glazed windows.

FIRST FLOOR LANDING

Doors to bedrooms and door to staircase leading to attic.

BEDROOM ONE

11'5" x 10'2" (3.48 x 3.10)

Fitted wardrobes, cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window.

BEDROOM TWO

10'2" x 7'8" (3.1 x 2.35)

Radiator, double glazed window to the front.

ATTIC

12'1" x 10'9" (3.70 x 3.28)

A useful space with radiator, double glazed Velux roof window.

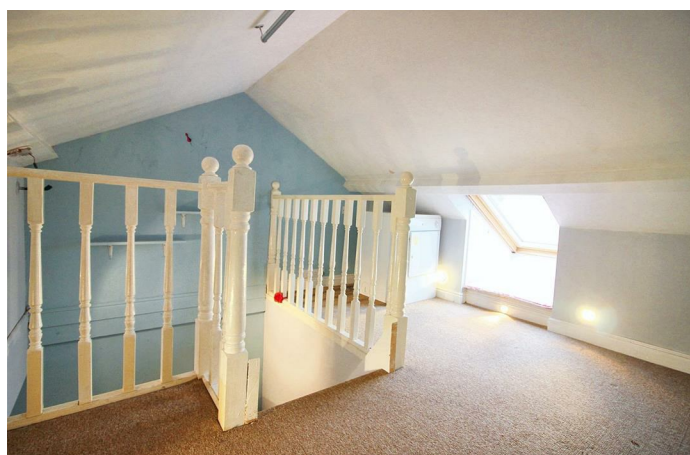
OUTSIDE

Walled-in front garden with pedestrian gate leading to the front door. Additional gate to a passageway running along the side of the property leading to the rear garden room. A sliding door from the garden room leads to a raised decked area with a pergola which has power. The main garden area is laid to artificial lawn flanked with raised sleeper bedding. At the foot of the plot is a summerhouse with decked veranda.

GARDEN ROOM

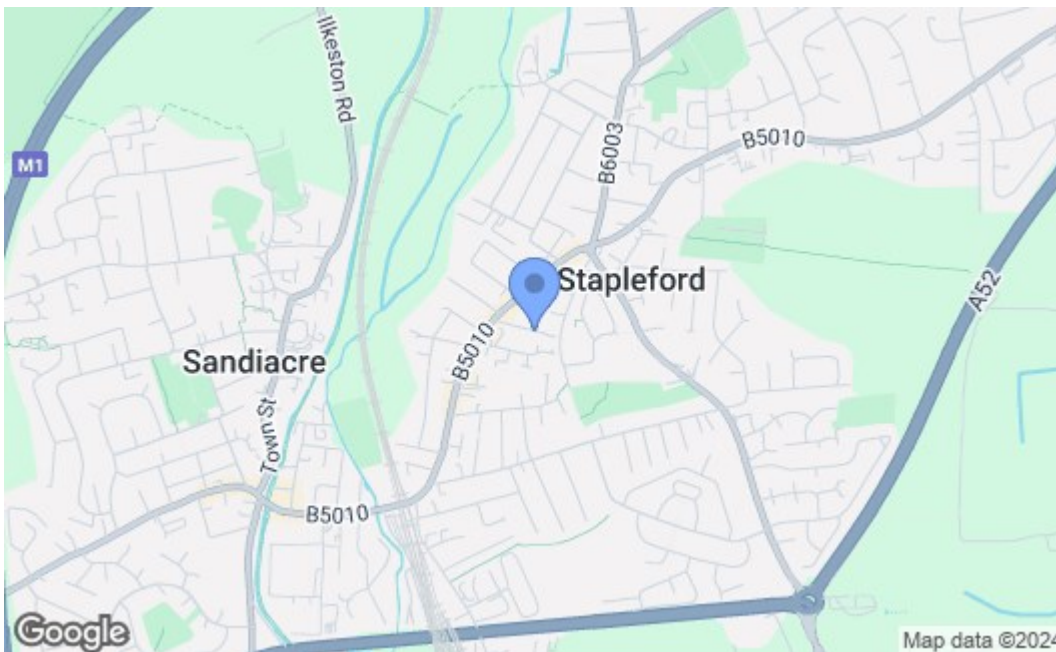
22'11" x 9'10" (7 x 3)

Enclosed space with insulated timber cladding, perspex-style glazing panels to the side and roof, light and power, sliding timber door leading to the rear garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(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	

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