

Harriett Street  
Stapleford, Nottingham NG9 8FG

**£200,000 Freehold**

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO CHAIN, IN A READY TO MOVE INTO CONDITION



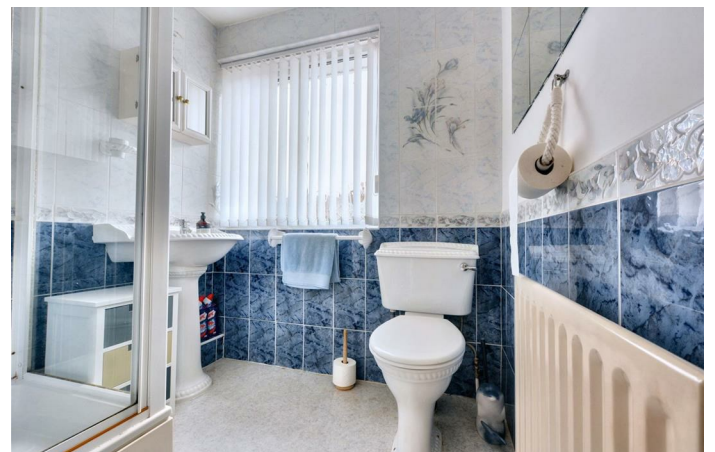
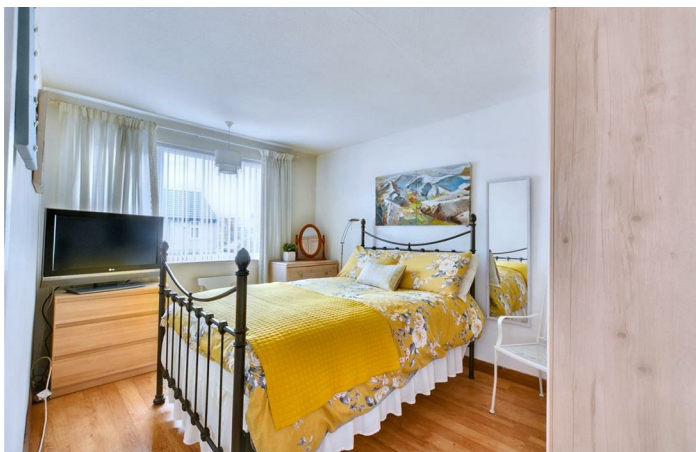
A THREE BEDROOM SEMI-DETACHED HOUSE OFFERED FOR SALE WITH NO CHAIN, IN A READY TO MOVE INTO CONDITION.

This property has been well maintained and cared for over the years with features including gas central heating served from a combination boiler, replaced in January 2023. There are double glazed windows throughout and there is a useful utility closet under the stairs.

Situated in this popular and quiet residential suburb, conveniently placed within easy reach of Stapleford town centre offering a variety of shops and facilities including a recently refurbished and improved library and learning centre as well as a health care. A local junior school is within walking distance as is a regular bus service. For those looking to commute there is a good road network linking the cities of Nottingham and Derby, J25 of the M1 motorway and the larger market towns of Beeston and Long Eaton.

A shared driveway leads to vehicle hard-standing, the property enjoys attractively landscaped rear gardens.

Offered for sale with no chain, this property is ideal for those looking to take their first steps onto the property ladder, as well as young families with three well proportioned bedrooms. An internal viewing is recommended.



### Entrance Hall

Double glazed front entrance door with an additional double glazed side entrance door. Stairs to the first floor with useful understair utility closet with tumble dryer vent, light and power.

### Lounge/Diner

15'4" x 12'6" approx (4.69m x 3.82m approx)  
Flame effect gas fire with Adam style surround, two radiators, double glazed window and French doors opening to the rear garden.

### Kitchen

10'10" x 8'5" approx (3.32m x 2.58m approx)  
Incorporating a fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing for a washing machine and under counter appliance space. Wall mounted gas combination boiler (installed 18.1.23). Serving hatch to the lounge/diner, double glazed window to the front.

### First Floor Landing

Double glazed window and loft hatch.

### Bedroom 1

12'3" x 8'11" approx (3.75m x 2.72m approx)  
Radiator, double glazed window to the front.

### Bedroom 2

11'2" x 8'3" approx (3.42m x 2.53m approx)  
Built-in cupboard, radiator, double glazed window to the rear.

### Bedroom 3

8'3" x 6'8" approx (2.54m x 2.05m approx)  
Radiator, double glazed window to the rear.

### Shower Room

7'1" x 6'0" approx (2.16m x 1.85m approx)  
Three piece suite comprising of a washing machine basin, low flush w.c. and walk-in shower enclosure with electric shower. Tiling to walls, radiator, double glazed window.

### Outside

The property is set back from the road with an enclosed

front garden, finished in ornamental broken slate bedding inset with shrubs. There is a shared driveway leading to a vehicle hard-standing area where a garden shed currently sits.

The rear garden has been attractively landscaped with an element of ease of maintenance in mind, with ornamental circular feature patio and flower and shrub beds.

### Mortgage Advice

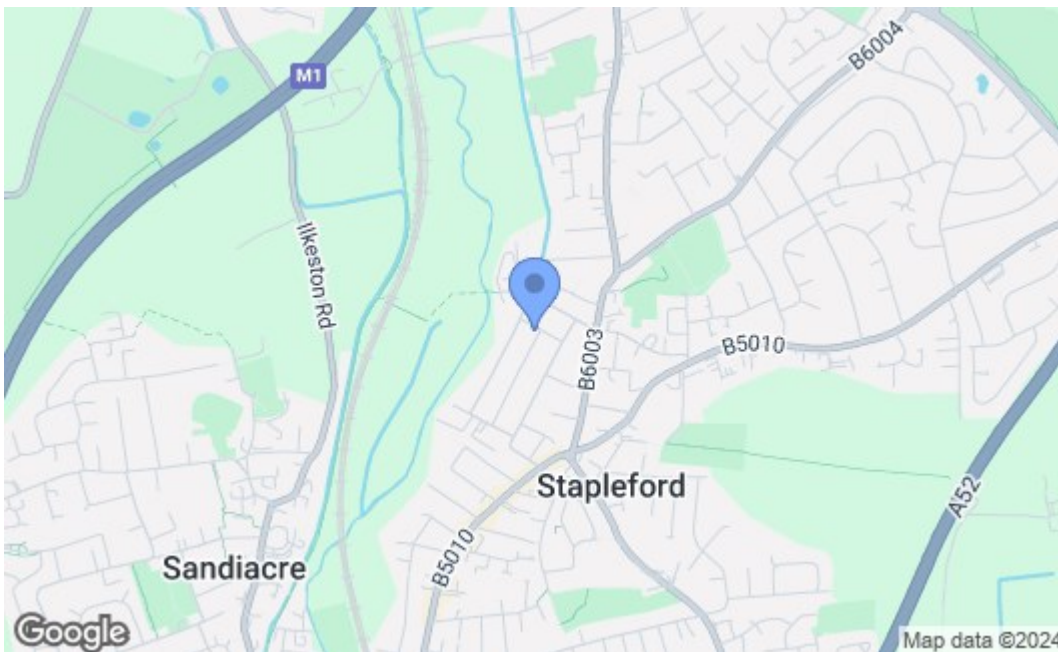
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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.