



Horace Avenue  
Stapleford, Nottingham NG9 8FR

**£180,000 Freehold**

A TWO BEDROOM MID TERRACED  
HOUSE.



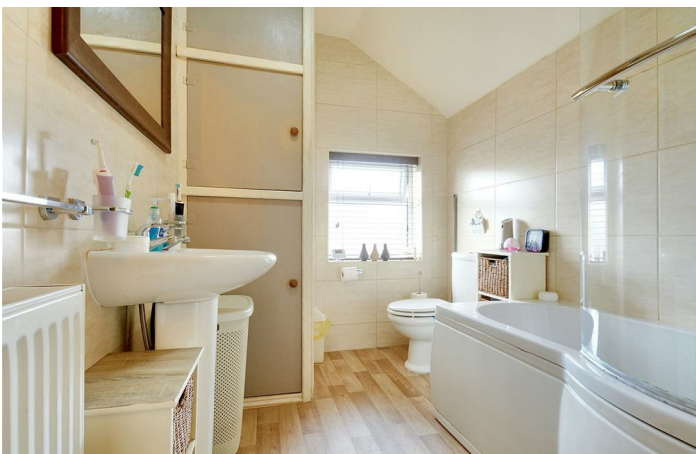


A period two double bedroom mid terraced house.

This well presented property comes to the market in a ready to move into condition with features including double glazed windows, gas fired central heating served from a gas combination boiler (installed in October 2024). There are two good size reception rooms, an extended kitchen with French doors opening to the rear garden, and a useful attic space.

Situated towards the end of this no-through residential street, the end of the street enjoys views over fields, yet the property is a stone's throw from Stapleford town centre within walking distance of a range of local shops and amenities in the town centre, as well as a regular bus service linking Nottingham and Derby.

The property will make a fantastic first home and an internal viewing is recommended.



### ENTRANCE PORCH

Double glazed windows, front entrance door. Door to lounge.

### LOUNGE

11'11" x 12'0" (3.65 x 3.67)

Flame effect gas fire with feature surround, radiator, double glazed window to the front. Opening to inner lobby with understairs store cupboard and door to dining room.

### DINING ROOM

12'4" x 12'0" (3.76 x 3.68)

Currently used as a second sitting room with radiator, flame effect electric fire with surround. Door to staircase to first floor. Double glazed window to the rear. Door to kitchen.

### KITCHEN

15'8" x 6'3" (4.8 x 1.93)

Range of fitted wall, base and drawer units with rolled edge worktops and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, tumble dryer vent, appliance space. Breakfast bar, radiator, double glazed windows and double glazed French doors to rear garden.

### FIRST FLOOR LANDING

Radiator, door to stairs to attic space.

### BEDROOM ONE

12'0" x 10'1" to wardrobes (3.66 x 3.09 to wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

### BEDROOM TWO

11'11" x 7'3" (3.65 x 2.21)

Radiator, overstairs storage closet, double glazed window to the rear.

### BATHROOM

6'4" x 8'4" (1.94 x 2.56)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, "P" shaped shower bath with thermostatically controlled shower and screen over. Tiling to walls, radiator, cupboard housing gas combination boiler

(for central heating and hot water - installed 9th October 2024), double glazed window to the rear.

### ATTIC SPACE

12'0" x 10'2" overall (3.68 x 3.12 overall)

Two access points to roof void. Radiator, Velux double glazed roof window.

### OUTSIDE

To the front is a small, partially walled-in garden laid to paving. To the rear is an enclosed paved yard area. The main garden is landscaped with ease of maintenance in mind, with a raised terraced patio area with gazebo and lower garden laid to paving. At the far end of the garden is a dwarf walled-in paved area and a garden shed. The property enjoys a right of access over the neighbouring property to a passageway leading to the street.

### AGENTS NOTE

Horace Avenue is a residential permit parking street. This allows residents to apply and pay for an annual permit to park.

### AGENTS NOTE 2

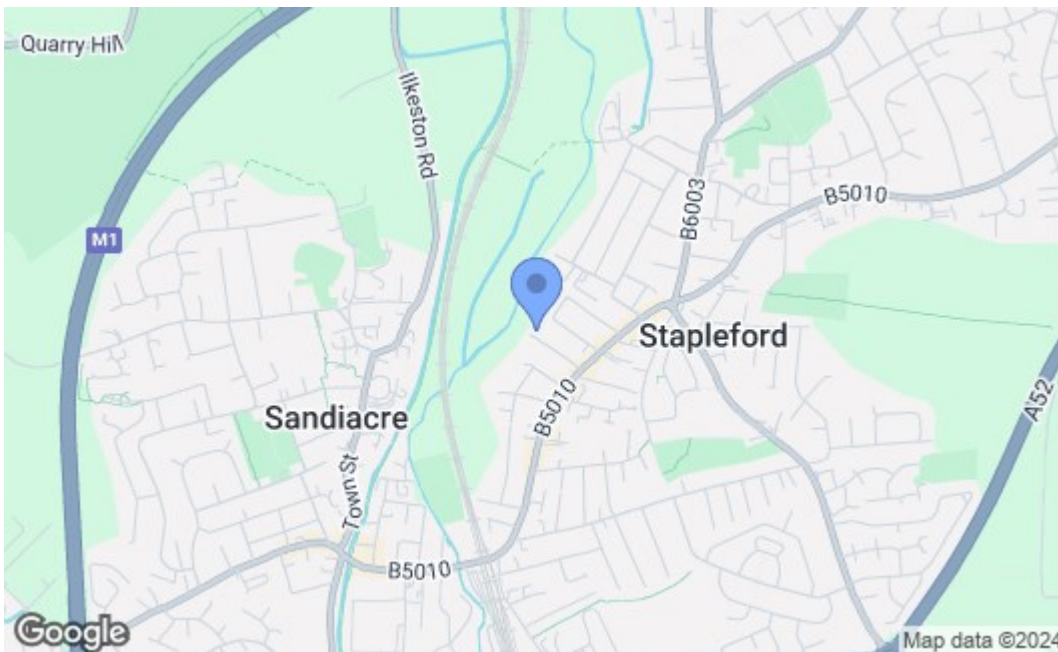
The attic space can not be classed as a bedroom as it has no building regulations approval.







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.