



Clarehaven  
Stapleford, Nottingham NG9 7JF

A TWO BEDROOM MID TOWN HOUSE.

**£187,500 Freehold**





A two bedroom neo-Georgian style town house located in a pedestrianised boulevard in a popular residential suburb.

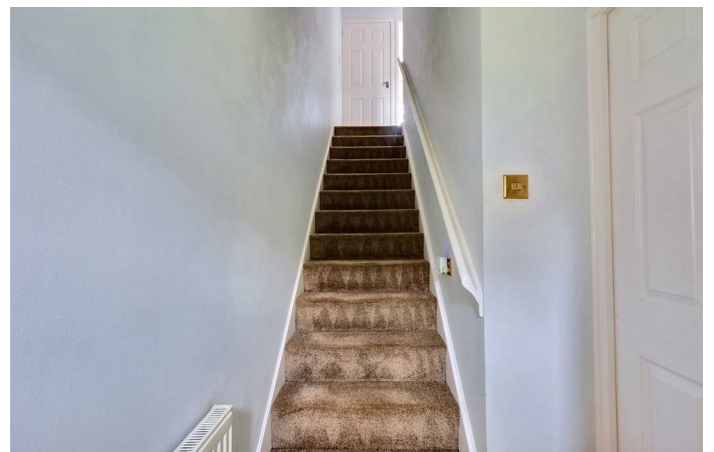
This property comes to the market in a ready to move into condition, with features including gas fired central heating (boiler replaced December 2023 with a 5 year warranty), double glazing, burglar alarm and recently replaced soffits and fascias.

Located in this highly regarded residential suburb within easy reach of local amenities, including the town centre of Stapleford, regular bus service, parks, open space and schools. Stapleford offers fantastic commutability as a short drive away is the A52 for Nottingham, Derby, Junction 25 of the M1 motorway and arguably within walking distance of the park and ride for the Nottingham Tram.

Also within easy reach are the larger market towns of Beeston and Long Eaton, Nottingham University and Queens Medical Centre.

The property enjoys an easy to maintain block paved courtyard style garden. At the foot of the garden is pedestrian access to a communal courtyard and access to the single garage.

This property will make a fantastic first home, as well as ideal for those looking to downsize. Viewing is highly recommended.



## ENTRANCE HALL

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

## LIVING ROOM

16'10" x 10'2" increasing to 13'4" (5.14 x 3.11 increasing to 4.07)

Radiator, double glazed window to the front.

## DINING KITCHEN

13'4" x 8'6" (4.07 x 2.60)

Range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Electric cooker, plumbing and space for washing machine. Radiator, double glazed window, French doors opening to the rear garden.

## FIRST FLOOR LANDING

Built-in cupboard housing gas combination boiler (replaced December 2023 with a 5 years warranty) for central heating and hot water.

## BEDROOM ONE

14'0" x 10'2" (4.28 x 3.10)

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

## BEDROOM TWO

11'3" x 7'6" (3.44 x 2.30)

Radiator, double glazed window to the rear.

## BATHROOM

8'2" reducing to 6'2" x 5'7" (2.51 reducing to 1.89 x 1.71)

Three piece suite comprising pedestal wash hand basin, low flush WC, "P" shaped shower/bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

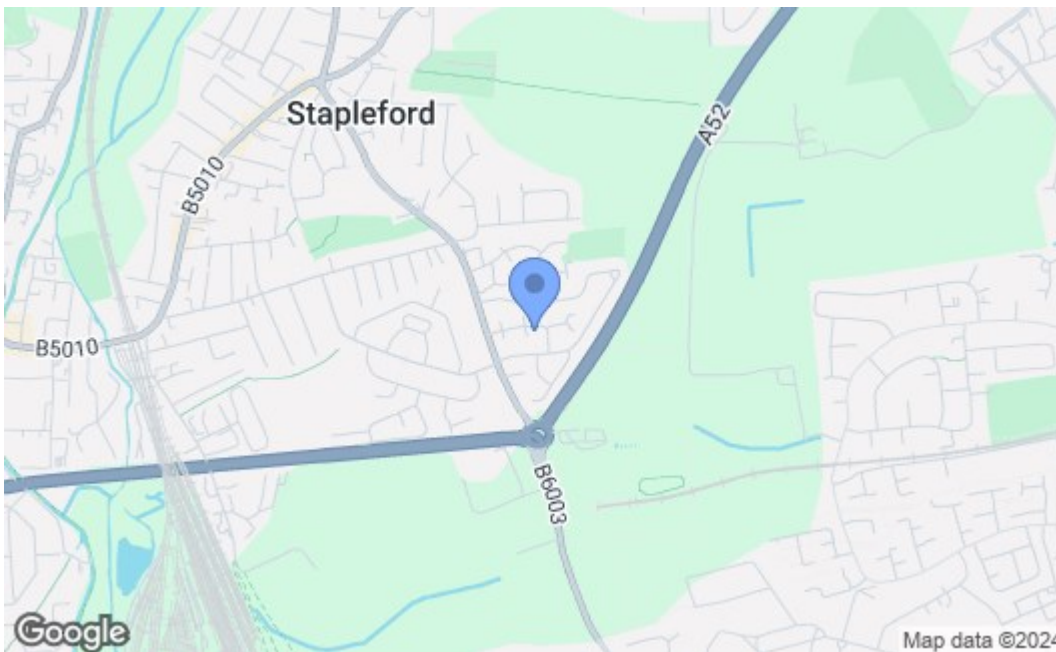
The property is situated in a pedestrianised boulevard with open plan front garden laid to lawn. The rear garden is fenced and enclosed, finished with block paving for ease of maintenance. At the foot of the plot is a pedestrian gate leading to a rear communal courtyard and access to the single garage which is brick built with up and over door.







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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.