

**Grenville Drive**  
**Stapleford, Nottingham NG9 8PD**

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£165,000 Freehold**





A traditional bay fronted three bedroom semi detached house offered for sale with NO UPWARD CHAIN.

This property benefits from central heating, double glazing and an en-suite shower to the principal bedroom. It requires refurbishment but offers fantastic potential for purchasers to put their own mark upon it which is reflected in the competitive asking price.

Situated in this popular and convenient residential suburb, being a short walk from Albany Junior School and Hickings Lane Recreation Ground. A regular bus service is also within walking distance, as is the town centre of Stapleford.

The accommodation comprises entrance hall, lounge, kitchen, ground floor bathroom and rear lobby/utility. To the first floor, the landing provides access to three bedrooms, the principal with en-suite shower room.

The property enjoys particularly good sized rear gardens which back onto school playing fields. We recommend viewing the property to appreciate the potential on offer.



#### ENTRANCE HALL

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

#### LOUNGE

13'10" x 11'9" (4.22 x 3.60)

Understairs store cupboard with double glazed window, radiator, double glazed bay window to the front.

#### KITCHEN

10'7" x 8'6" (3.24 x 2.6)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for dishwasher. Double glazed window to the rear, door to rear lobby and door to bathroom.

#### REAR LOBBY

Rear exit door and door to walk-in utility closet, plumbing for washing machine, radiator, double glazed window.

#### BATHROOM

10'5" x 5'1" (3.2 x 1.56)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with thermostatically controlled shower over. Radiator, cupboard housing 'Baxi' combination boiler (for central heating and hot water). Double glazed window.

#### FIRST FLOOR LANDING

Double glazed window, doors to bedrooms.

#### BEDROOM ONE

12'0" x 10'11" (3.67 x 3.34)

Radiator, double glazed window to the front, door to en-suite.

#### EN-SUITE

Three piece suite comprising wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower. Heated towel rail, double glazed window.

#### BEDROOM TWO

12'1" x 8'7" (3.7 x 2.62)

Radiator, double glazed window to the rear.

#### BEDROOM THREE

8'9" x 6'2" (2.67 x 1.9)

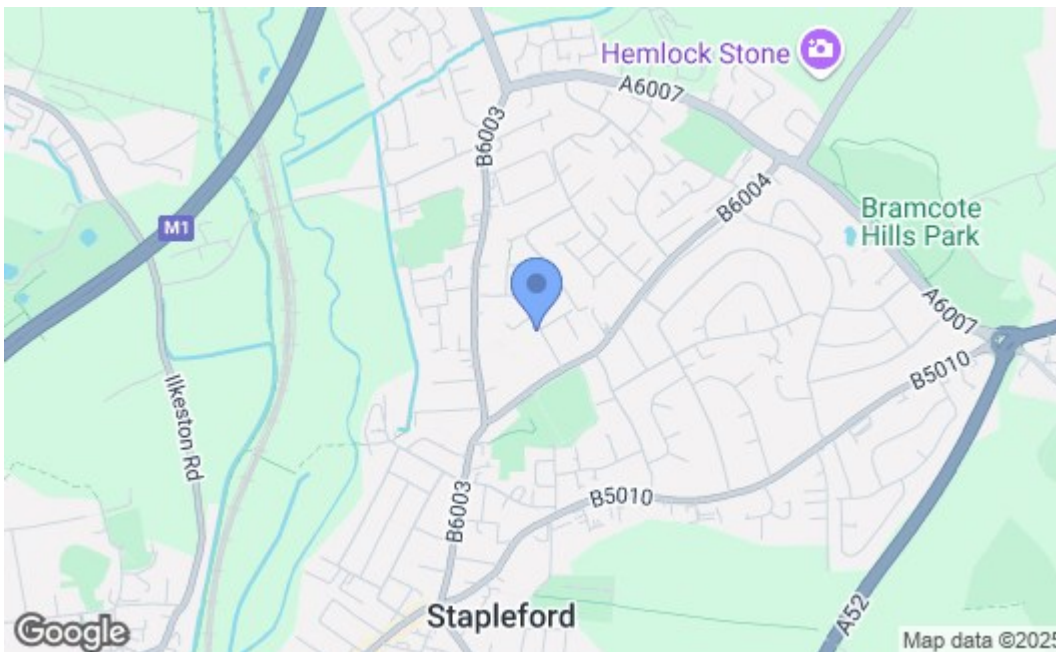
Radiator, loft hatch, double glazed window to the rear.

#### OUTSIDE

To the front there is a walled and hedged-in garden with an area laid to lawn and gravel beds. There is gated pedestrian access at the side of the house leading to the rear garden which is fenced and enclosed, with patio area and lawns, mature shrubs. The garden backs onto school playing fields.







| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 63                      |           |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | 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.