



Central Avenue
Stapleford, Nottingham NG9 8DZ

A THREE BEDROOM SEMI DETACHED
HOUSE.

£225,000 Freehold



A traditional three bedroom semi detached house.

Benefitting from a ground floor extension making for a spacious "L" shaped dining kitchen, as well as a through lounge/diner. The property benefits from gas fired central heating from a combination boiler (installed in November 2021) and has double glazed windows.

Situated in this popular residential suburb, great for families and commuters alike, schools for all ages are within easy reach, as are good transport links to the nearby cities of Nottingham and Derby, Beeston, Nottingham University and QMC.

The property benefits from off-street parking, accessed from a shared driveway to the front and good size rear gardens. Ideal for families and first time buyers. Viewing is recommended.



ENTRANCE HALL

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

THROUGH LOUNGE/DINER

24'5" x 11'0" (7.45 x 3.36)

Radiator, double glazed bay window to the front, glazed double doors to the dining kitchen.

DINING KITCHEN

17'3" reducing to 8'3" x 5'8" increasing to 16'4" (5.28 reducing to 2.52 x 1.73 increasing to 4.98)

The kitchen area comprises a range of fitted wall, base and drawer units with work surfacing and one and a half bowl sink unit with single drainer. Built-in electric double oven, five ring gas hob and extractor hood over. Plumbing for washing machine and dishwasher, understairs store cupboard. Table and chair space, double glazed window, French doors leading to the rear garden.

FIRST FLOOR LANDING

Double glazed window, hatch and ladder to loft which houses a 'Worcester Bosch' combination boiler (installed in November 2021) for central heating and hot water.

BEDROOM ONE

11'3" x 10'0" (3.43 x 3.06)

Radiator, double glazed window to the front.

BEDROOM TWO

11'4" x 9'10" (3.47 x 3.02)

Fitted wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE

8'2" x 6'6" (2.5 x 2)

Radiator, double glazed window to the front.

BATHROOM

5'4" x 5'0" (1.65 x 1.54)

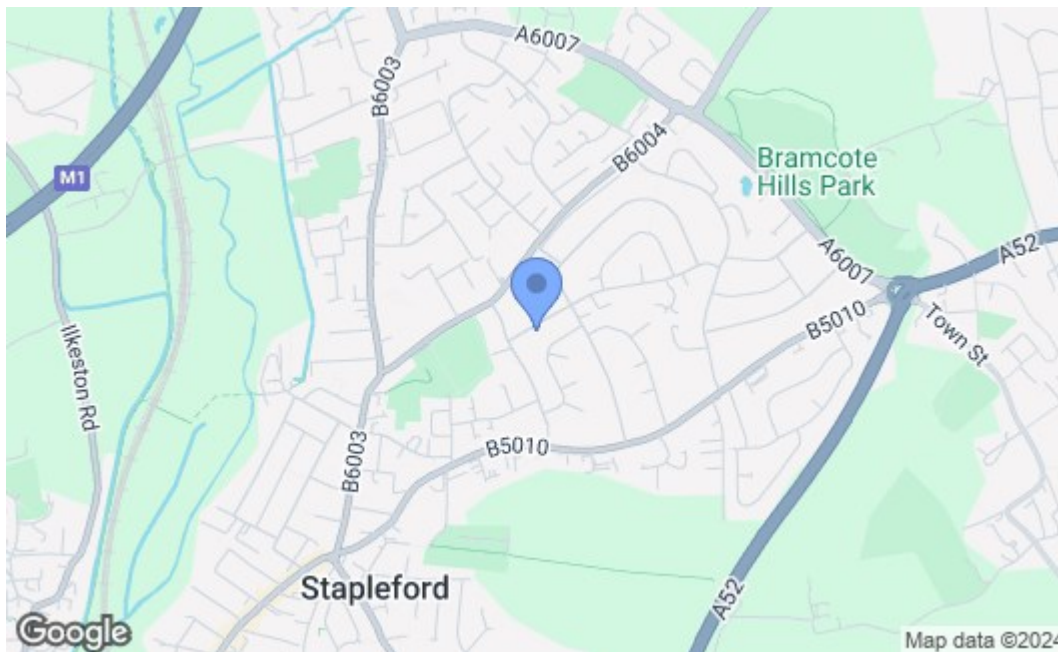
Three piece suite comprising wash hand basin, low flush WC, panel bath with shower over. Heated towel rail, double glazed window.

OUTSIDE

To the front is an open shared driveway which provides

access to the forecourt providing parking for one vehicle. The rear garden is enclosed and of a generous size with patio and lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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.