



Edward Street
Stapleford, Nottingham NG9 8FH

£220,000 Freehold

A TWO BEDROOM DETACHED HOUSE.



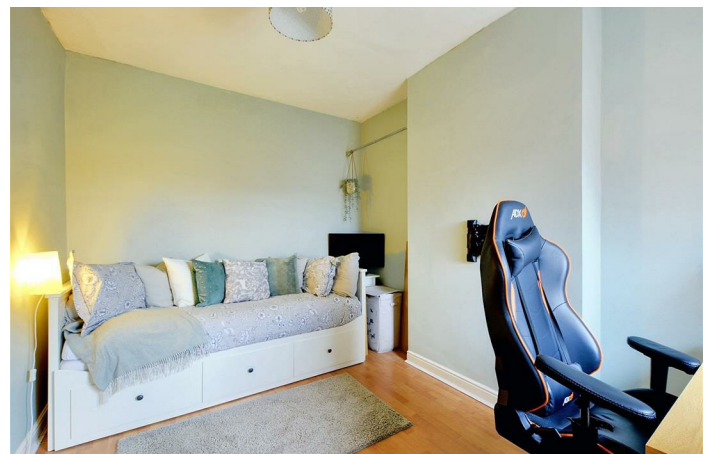
An Edwardian two double bedroom detached house situated in a popular, tree-lined avenue.

This instantly attractive period property offers surprisingly spacious accommodation with features including gas fired central heating served from a combination boiler, sitting room and dining room areas are currently open to provide a large social space, there is a fitted kitchen and useful sun lounge, enjoying aspects over the rear garden.

To the first floor there is a large principal bedroom with fitted wardrobes, a good sized second guest bedroom (currently used as a study) and a recently refurbished bathroom.

The property enjoys good size landscaped rear garden with patio, decking and lawn, and is situated in this attractive, tree-lined avenue amongst similar dwellings. Whilst the property is located on a quiet, residential street, it is only a short walk from the town centre of Stapleford offering a variety of shops and amenities, and good public transport links. For those looking to commute, Stapleford sits between the cities of Nottingham and Derby and is also ideal for Beeston, Nottingham University, Queens Medical Centre and Junction 25 of the M11 motorway.

This property will suit first time buyers and professional couples, as well as young families. An internal viewing is recommended.



ENTRANCE PORCH

Glazed windows, front entrance door with further door leading to hallway.

HALLWAY

9'4" x 3'7" (2.87 x 1.11)

Original feature corbelled arch, radiator, internal window to sitting room, stairs to the first floor.

SITTING ROOM

14'2" x 10'11" (4.33 x 3.33)

Ornate fire surround, radiator, sealed unit double glazed bay window to the front, open to dining room.

DINING ROOM

11'0" x 11'6" (3.37 x 3.52)

Store closet, radiator, sealed unit double glazed window to the rear.

KITCHEN

11'8" x 8'4" (3.58 x 2.56)

Range of fitted wall, base and drawer units with rolled edge work surfacing, inset one and half bowl stainless steel sink unit with single drainer. Built-in electric double oven, gas hob. Plumbing and space for washing machine. Wall mounted 'Vaillant' gas combination boiler (for central heating and hot water). Sealed unit double glazed window and door to rear. Door to sun lounge.

SUN LOUNGE

7'8" x 9'0" (2.36 x 2.75)

Brick and timber construction with glazed windows and French doors opening to the rear garden.

FIRST FLOOR LANDING

Wood spindle balustrade, radiator, loft hatch, sealed unit double glazed window.

BEDROOM ONE

11'10" x 12'2" to wardrobes (3.61 x 3.73 to wardrobes)

Fitted mirror fronted wardrobes to one wall, radiator, two sealed unit double glazed windows to the front.

BEDROOM TWO

12'1" x 9'0" (3.70 x 2.76)

Radiator, sealed unit double glazed window to the rear.

SHOWER ROOM

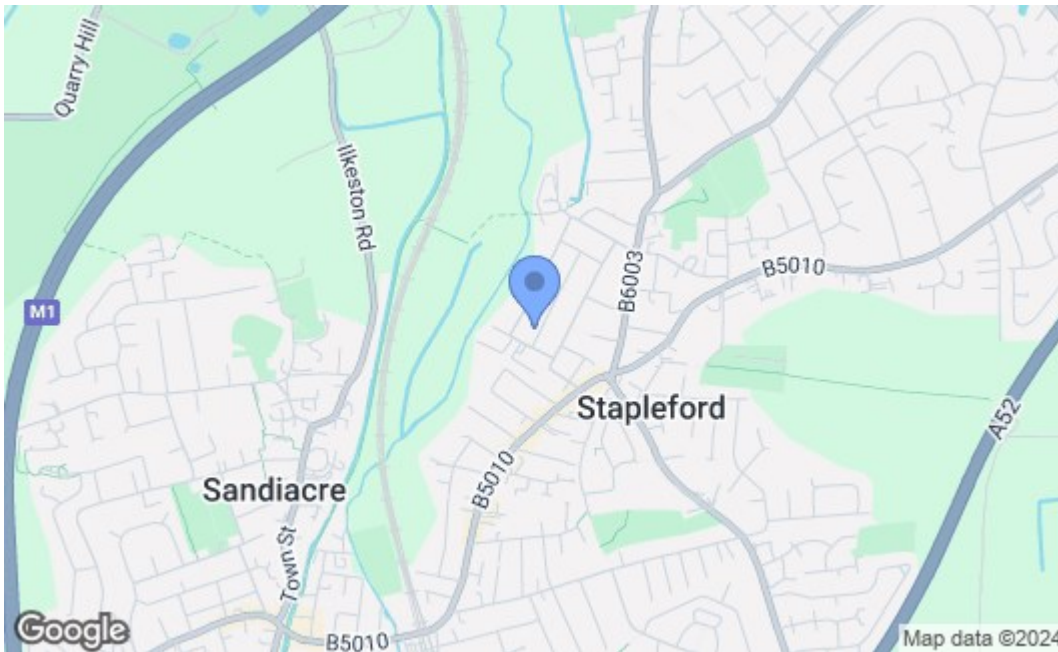
11'6" x 8'5" (3.52 x 2.58)

A spacious room with wash hand basin, vanity unit, low flush WC, walk-in shower cubicle with electric shower. Built-in linen cupboard, radiator, two sealed unit double glazed windows.

OUTSIDE

To the front is a brick and stone walled-in garden with shrub beds, wrought iron gates to pathway to front door. There is gated pedestrian access at the side of the house leading to the rear garden. At the rear, the garden is enclosed and of a generous size with a paved terraced patio area beyond the rear elevation with steps leading to a lower garden where there is a decked area, lawn and shrubs. At the foot of the plot is a timber garden shed.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) 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.