



**Ilkeston Road  
Stapleford, Nottingham NG9 8JJ**

**£299,995 Freehold**

A NEW BUILD, THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE.



THE WORTHINGTON.

NEW BUILD, THREE BEDROOM SEMI DETACHED HOUSE.

RESERVE AND GET FLOORING, TURF, INTEGRATED DISHWASHER AND £5,000 TOWARDS YOUR DEPOSIT AND £1,000 TOWARDS LEGAL FEES!

Accommodation comprising entrance hall, WC, living/dining area, kitchen, landing, three bedrooms, en-suite and family bathroom.

Driveway Parking

Approx - 873SQ FT.

Contact our Stapleford office on 0115 9490044 for more information.



ENTRANCE HALL

GROUND FLOOR WC

LOUNGE/DINING AREA

16'2" (max) x 14'8" (max) (4.95m (max) x 4.48 (max))

KITCHEN

8'1" x 12'5" (2.48m x 3.81m)

LANDING

BEDROOM 1

9'1" (max) x 11'8" (2.78m (max) x 3.58m)

EN-SUITE

BEDROOM 2

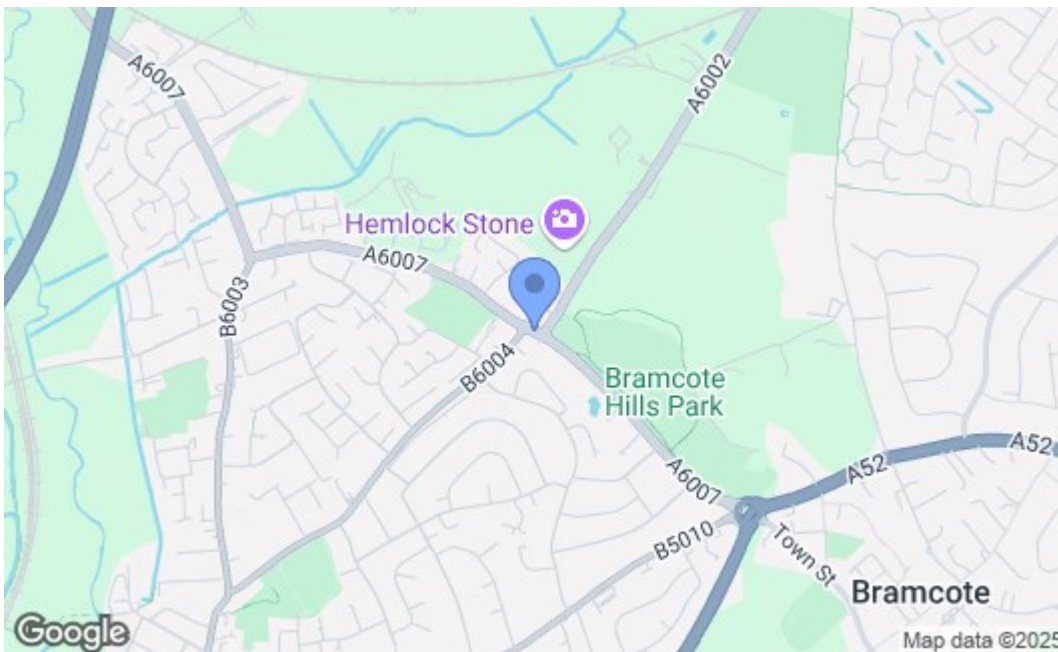
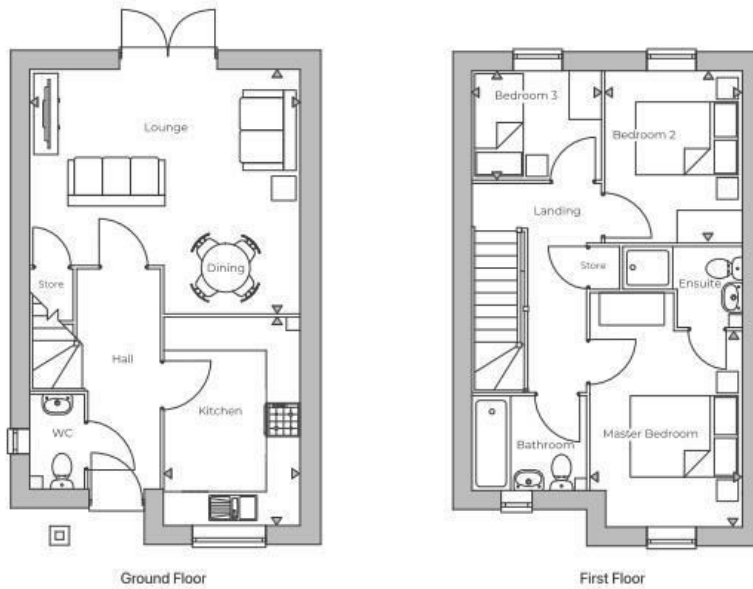
8'2" x 10'3" (2.50m x 3.14m)

BEDROOM 3

7'8" x 6'5" (2.35m x 1.98m)

BATHROOM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.