



Albert Avenue  
Stapleford, Nottingham NG9 8ET

**£199,950 Freehold**

A WELL PRESENTED THREE BEDROOM  
END TERRACED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN WITH  
THE BENEFIT OF PARKING, GARAGE &  
WORKSHOP.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND SPACIOUS THREE BEDROOM END TERRACED HOUSE WITH THE BENEFIT OF OFF-STREET PARKING, DETACHED GARAGE, GENEROUS GARDEN, WORKSHOP WHILST ALSO BACKING ONTO LOCAL FIELDS.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, full width breakfast kitchen and WC. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage, generous garden and a two compartment workshop.

The property is easily accessible to nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to excellent transport links such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Locally, there is easy access to a vast array of shops, services and amenities in Stapleford town centre and outdoor countryside.

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



### ENTRANCE HALL

4'1" x 3'10" (1.26 x 1.18)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, coat pegs, radiator. Door to living room.

### LIVING ROOM

13'7" x 13'3" (4.16 x 4.04)

Double glazed window to the front, radiator, media points, central chimney breast incorporating Adam-style fire surround. Door to kitchen.

### DINING KITCHEN

16'9" x 8'11" (5.11 x 2.73)

The kitchen comprises an "L" shaped range of fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing space for washing machine and space for full height fridge/freezer. Double glazed window to the rear (with fitted Roman blind), radiator, space for dining table and chairs, double glazed window to the side, uPVC panel and double glazed exit door to outside, useful understairs storage cupboard/pantry. Door to WC.

### WC

4'10" x 2'4" (1.49 x 0.73)

Housing a dual system wash hand basin and push flush WC with tiled splashbacks whilst also housing the gas fired combination boiler for central heating and hot water purposes. Wall mounted extractor fan.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to an insulated loft space and double glazed window to the side overlooking the fields.

### BEDROOM ONE

12'1" x 8'8" (3.69 x 2.65)

Double glazed window to the front, radiator, storage cupboard with shelving.

### BEDROOM TWO

10'3" x 10'3" (3.13 x 3.13)

Double glazed window to the rear overlooking the rear garden and fields beyond, radiator.

### BEDROOM THREE

8'10" x 7'8" (2.70 x 2.34)

Double glazed window to the rear (with fitted roller blind) overlooking the garden and fields beyond, radiator.

### BATHROOM

7'0" x 6'7" (2.14 x 2.01)

White three piece suite comprising panel bath with central mixer tap and shower attachment over, push flush WC, wash hand basin. Tiling to the walls, double glazed window to the side, radiator.

### OUTSIDE

To the front of the property there is a lowered kerb entry point accessing the driveway which provides off-street parking for two cars which in turn leads to the detached garage and offers pedestrian access to the rear. The front garden has a shaped lawn and planted borders.

### TO THE SIDE & REAR

The side has access from the gate to the front and offers a patio seating area (ideal for entertaining) which then leads onto the main part of the garden to the rear. The garden has two lawns separated by a central pathway which provides access to the workshop to the rear of the plot. The garden is enclosed by hedgerows and fencing to the boundary line and offers a bark play area to the side of the workshop. Within the garden there is an external lighting point, water tap and side access door into the rear part of the garage.

### GARAGE

16'2" x 7'9" (4.95 x 2.38)

Up and over door to the front, personal access door to the side, double glazed window to the side, power and lighting points.

### WORKSHOP

Split into two compartments.

### WORKSHOP ONE

23'10" x 13'4" (7.27 x 4.07)

Power and lighting points. Internal door to Workshop Two.

### WORKSHOP TWO

13'10" x 7'4" (4.24 x 2.24)

Power and lighting.

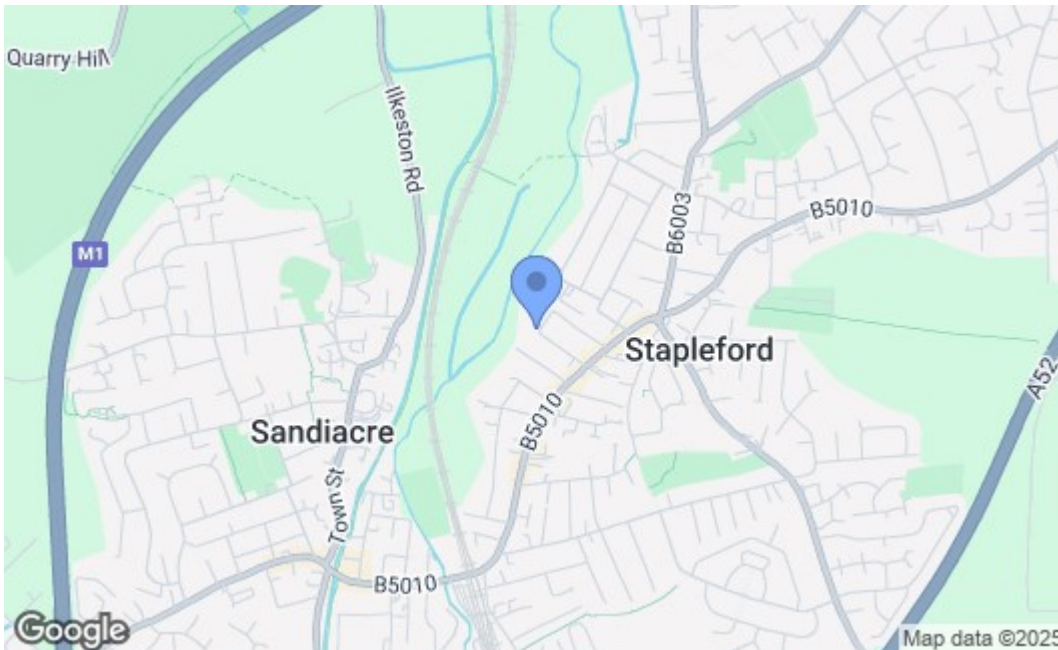
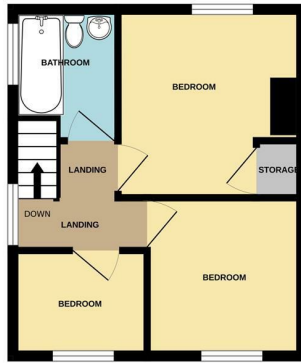
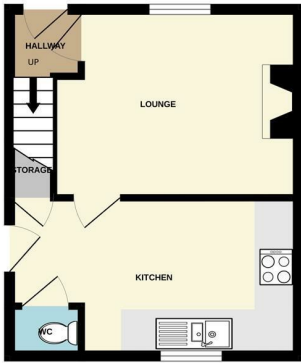
### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn onto Albert Avenue. Follow the road and the property can be identified by our For Sale board.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.