



Antill Street  
Stapleford, Nottingham NG9 7FT

**£185,000 Freehold**

A TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS SPACIOUS AND WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises an entrance living room, inner lobby, dining room and kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden space to the rear.

The property is located in this no-through road popular residential location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to the shops and services in Stapleford town centre, a variety of outdoor space, as well as good transport links to and from the surrounding area, including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## LIVING ROOM

12'7" x 12'1" (3.85 x 3.70)

Panel and glazed front entrance door with window above the door, double glazed window to the front, laminate flooring, meter cupboard box, radiator, media points.

## INNER LOBBY

Useful understairs storage cupboard, laminate flooring, access to both the living room and dining room.

## DINING ROOM

12'1" x 11'10" (3.70 x 3.63)

Door with turning staircase rising to the first floor. Door with access to the inner lobby. Radiator, archway viewing to the kitchen, opening through to the kitchen.

## KITCHEN

12'1" x 10'5" (3.70 x 3.18)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with curved extractor over and oven beneath. Plumbing for washing machine and dishwasher, space for fridge/freezer, inset single sink and draining board with central swan-neck mixer tap, double glazed windows to both the side and rear (both with fitted blinds), glass front crockery cupboards, spotlights, tiled floor, radiator, panel and glazed door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Spotlights.

## BEDROOM ONE

12'1" x 12'0" (3.70 x 3.67)

Double glazed window to the front, radiator, laminate flooring, spotlights, useful overstairs storage cupboard.

## BEDROOM TWO

12'0" x 9'4" (3.67 x 2.87)

Double glazed window to the rear, radiator.

## BATHROOM

10'4" x 6'6" (3.17 x 2.00)

Four piece suite comprising panel bath, separate tiled and enclosed shower cubicle with mains shower, tiled splashbacks, wash hand basin, push flush WC. Double

glazed window to the side, spotlights, radiator, extractor fan.

## OUTSIDE

To the front of the property there is pedestrian access leading down the side of the property into the rear garden.

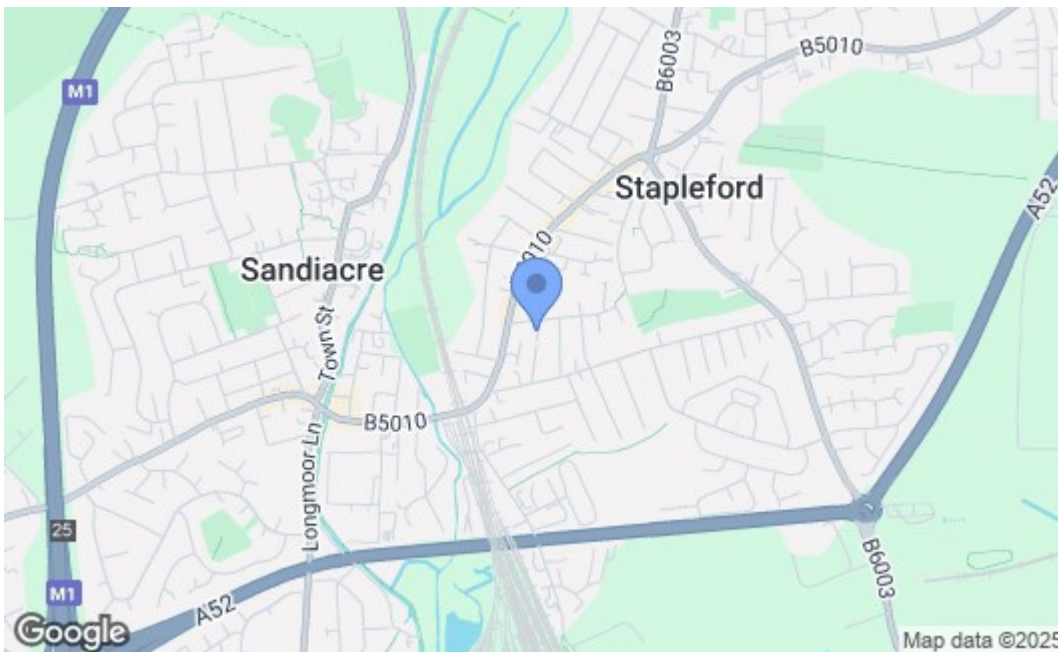
## TO THE REAR

The rear garden is enclosed with pedestrian access leading back to the front, planted beds and borders housing a variety of bushes and shrubbery, decorative slate chippings, pathway providing access to the foot of the plot passing a garden lawn.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual right hand turn onto Antill Street where the property can then be found on the right hand side, identified by our For Sale board.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 59                      |           |
| (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.