



Horace Avenue  
Stapleford, Nottingham NG9 8FR

**£179,995 Freehold**

A TWO BEDROOM END TERRACE HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN



A TWO BEDROOM END TERRACE HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market, with the added benefit of being sold with no upward chain, this spacious two bedroom end terrace house situated on the edge of Stapleford town centre.

With accommodation over two floors comprising of an entrance porch/lobby, living room, dining kitchen, utility area, w.c. and conservatory to the ground floor. The first floor landing provides access to two bedrooms and a bathroom suite.

Other benefits to the property include gas central heating combination boiler, double glazing and garden space to the rear.

The property itself is situated at the end of this no through road, residential cul-de-sac location situated within walking distance of the shops, services and amenities within Stapleford town centre.

There is easy access to a vast array of schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust and for those needing to commute there are great transport links nearby to and from the surrounding area, such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

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



### Entrance Porch/Lobby

5'2" x 4'8" approx (1.58m x 1.43m approx)

UPVC panel and double glazed side entrance door, double glazed window to the front, laminate flooring and Georgian style panel and glazed door to:

### Lounge

14'0" x 10'10" approx (4.27m x 3.31m approx)

Double glazed window to the front, media points, laminate flooring, decorative coving, radiator, spotlights, central chimney breast with decorative open brick fireplace and matching hearth. Georgian style panel and glazed door to:

### Inner Lobby

2'11" x 2'7" approx (0.91m x 0.8m approx)

Laminate flooring, access to useful understairs storage space with lighting and coat pegs. Open from the lobby then leads through to:

### Dining Kitchen

14'1" x 12'4" approx (4.3m x 3.76m approx)

The kitchen comprises a range of matching fitted base and wall storage cupboards and drawers with granite work surfaces and matching central island. Belfast sink unit with central swan neck mixer tap, space for a Range cooker with extractor fan over and further space for an American style double fridge freezer. Plumbing for a dishwasher, laminate flooring, Georgian style panel and glazed door leading through to the staircase and opening through to utility area.

### Staircase Lobby

With radiator and staircase rising to the first floor.

### Utility Area

9'4" x 9'1" approx (2.86m x 2.77m approx)

With the continuation of the matching cabinets from the kitchen with granite work surfaces, plumbing and space for a washing machine, double glazed window to the side, matching laminate flooring, space for a table and chairs, wall mounted Worcester Bosch combination boiler, radiator, door to ground floor w.c. and further panel and glazed door to conservatory.

### Ground Floor w.c.

4'6" x 2'7" approx (1.39m x 0.8m approx)

Two piece suite comprising of a push flush w.c. and corner wash hand basin with mixer tap. Contrasting tiling to dado height, double glazed window to the side and tiled floor.

### Conservatory

9'2" x 7'1" approx (2.81m x 2.18m approx)

Brick and double glazed construction with sloping ceiling, radiator and UPVC panel and double glazed exit door to the garden.

### First Floor Landing

Double glazed window with fitted roller blind to the side overlooking the adjacent fields and St Helen's church in Sandiacre, doors to both bedrooms and bathroom.

### Bedroom 1

14'6" x 10'9" approx (4.42m x 3.3m approx)

Two double glazed windows to the front, radiator and coving.

### Bedroom 2

12'5" x 11'5" approx (3.8m x 3.5m approx)

Double glazed window to the rear, fitted roller blind, radiator, coving and useful over the stairs storage space.

### Bathroom

9'9" x 8'10" approx (2.98m x 2.7m approx)

Three piece suite comprising of a P shaped bath with glass screen, waterfall style mixer tap and rainwater mains ran shower over and curved glass shower screen/door, wash hand basin with matching waterfall style mixer tap and push flush w.c. Wall mounted mirror fronted bathroom cabinet, double glazed window to the rear, radiator and storage cupboard.

### Outside

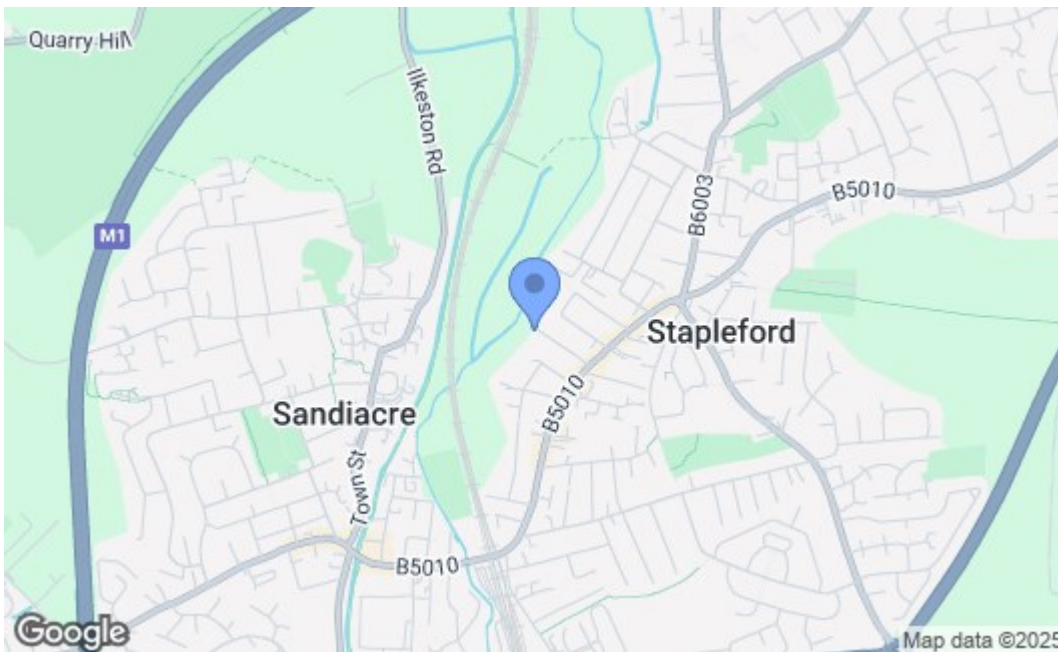
To the front of the property there is a garden with a brick wall, stones and wrought iron gate and railings leading to a block paved frontage to the front entrance door. A shared entry way with a neighbouring property then leads down the left hand side of the property offering gated pedestrian access into the rear garden.

The rear garden is split into four different sections with an initial paved courtyard style garden area accessed from the conservatory UPVC door, this then leads onto a decked entertaining space with decorative wood spindle balustrade and beyond which is a central lawn with flower beds to either side. To the foot of the plot there is a further gravelled patio seating area, brick wall and timber fencing to the boundary lines.

### Directions

Proceed away from our Stapleford office in the direction of Sandiacre before taking a right hand turn onto the no through road of Horace Avenue. The property can be found right at the end of the road being the last house on the left, adjacent to the fields.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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>			
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.