



Halls Road  
Stapleford, Nottingham NG9 7FP

A TWO BEDROOM END TERRACED  
HOUSE.

**£135,000 Freehold**



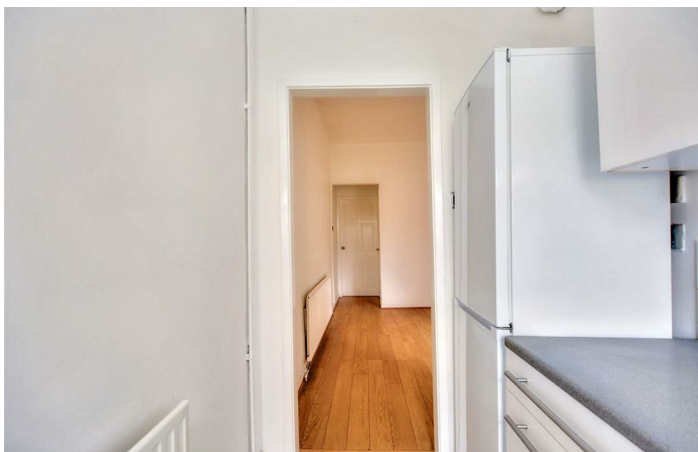


A two double bedroom end terraced house.

This period property comes to the market with NO UPWARD CHAIN and benefits from gas central heating served from a combination boiler, double glazed windows throughout and is in clean and tidy condition, but requires some modernisation and improvement which is reflected in the competitive asking price.

Situated in this extremely convenient location, a stone's throw from Stapleford High Street, where there is a variety of shops and amenities, and regular public transport linking Nottingham and Derby. There is a local infant and nursery school across the street and schools for all ages are within walking distance.

The property fronts the pavement and has a particularly good size rear garden. This property offers great potential for first time buyers to put their own mark upon it, as well as long term buy to let investors. An internal viewing is recommended.



## LOUNGE

11'8" x 11'6" (3.58 x 3.53)

Radiator, double glazed window, front entrance door.

## DINING ROOM

11'6" x 11'6" (3.53 x 3.52)

Understairs store cupboard, radiator, double glazed door to rear garden, access to kitchen.

## KITCHEN

8'11" x 5'2" (2.72 x 1.60)

Wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing and space for washing machine. Wall mounted gas boiler (for central heating and hot water). Radiator, double glazed window to the rear.

## FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

11'9" x 11'8" (3.59 x 3.56)

Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

11'7" x 6'7" (3.54 x 2.01)

Radiator, double glazed window to the rear.

## BATHROOM

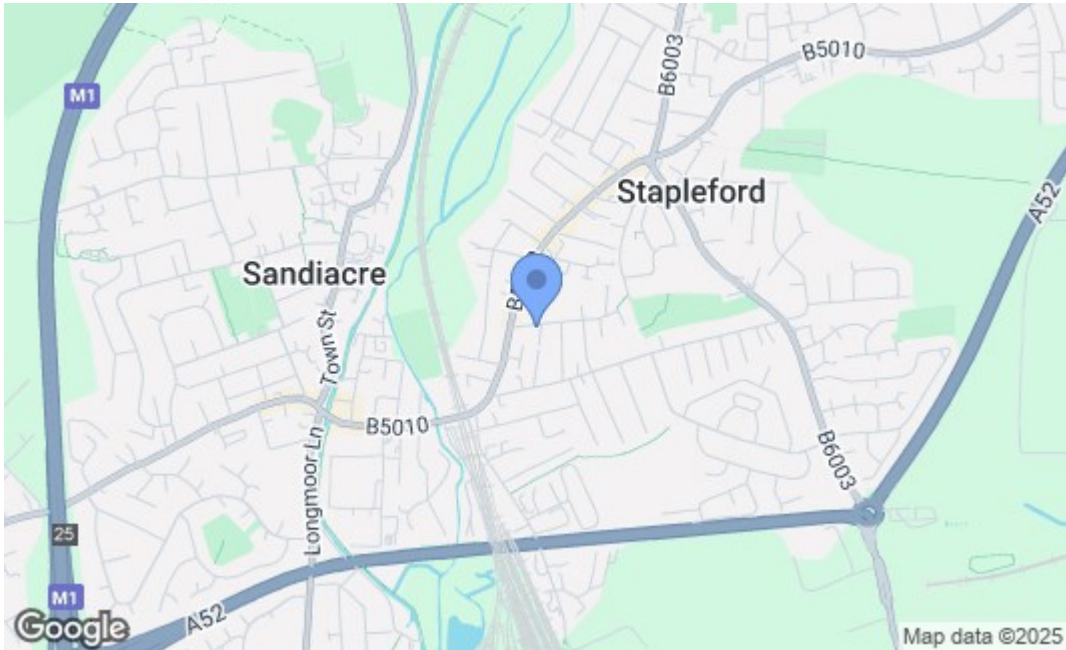
8'5" x 4'5" (2.57 x 1.35)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Tiled splashbacks, radiator, double glazed window.

## OUTSIDE

The property fronts the pavement. To the rear is a yard/patio area with the main garden laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		
England & Wales 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		
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.