



**Brampton Drive
Stapleford, Nottingham NG9 7JJ**

£260,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



Situated on a corner plot in this highly regarded residential suburb, this three bedroom semi detached house is offered for sale in a ready to move into condition with NO UPWARD CHAIN.

This property has recently been refurbished and decorated, including many new carpets and floor coverings, and benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

The property enjoys a corner plot with wraparound gardens to the front and side, parking for several vehicles and a garage, as well as courtyard-style rear gardens. Situated in a great location for families and commuters alike with highly regarded schools for all ages being within walking distance, including Fairfield and George Spencer academies*. There are playing fields also within walking distance, including Queen Elizabeth Park, as well as the town centre of Stapleford being within easy reach. A short drive away can be found the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway. The park and ride for the Nottingham Tram is located at Bardills island.

This property will make a fantastic home for first time buyers and young families. We strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed front entrance door and window. Stairs to the first floor.

THROUGH LOUNGE/DINER

23'5" x 11'10" reducing to 9'10" (7.16 x 3.63 reducing to 3)

Radiator, double glazed bay window to the front, double glazed patio doors to the rear with an attractive pergola.

KITCHEN

9'11" x 8'3" (3.04 x 2.53)

Refurbished with a range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Brand new built-in electric oven and hob. Plumbing and space for washing machine. Radiator, double glazed window to the rear, double glazed side exit door.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

13'2" x 11'6" (4.02 x 3.52)

Radiator, double glazed bay window to the front.

BEDROOM TWO

11'5" x 9'6" (3.50 x 2.90)

Hatch and ladder to loft space which has boarded flooring and houses the gas combination boiler (for central heating and hot water).

BEDROOM THREE

7'1" x 6'7" less baulk head (2.18 x 2.03 less baulk head)

Fitted cupboard over baulk head of stairs, radiator, double glazed window to the front.

BATHROOM

Incorporating a modern three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

The property is situated on a corner plot and set back from the road with a large front garden laid to lawn with

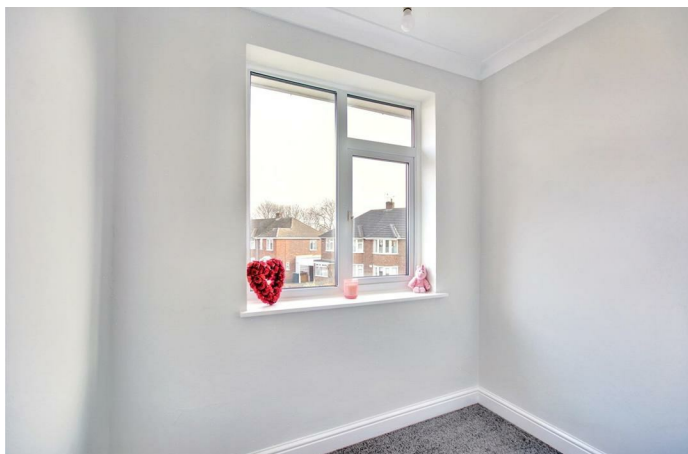
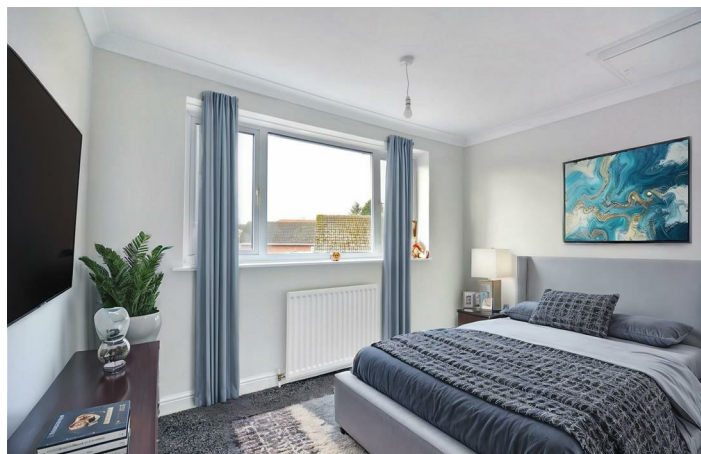
new fencing to the perimeter. To the side is a driveway and hardstanding for parking for up to three vehicles which in turn leads to a single sectional concrete garage. There is gated access leading to the rear garden which is finished in a courtyard design with block paving and an attractive pergola attached to the rear elevation, a great BBQ area.

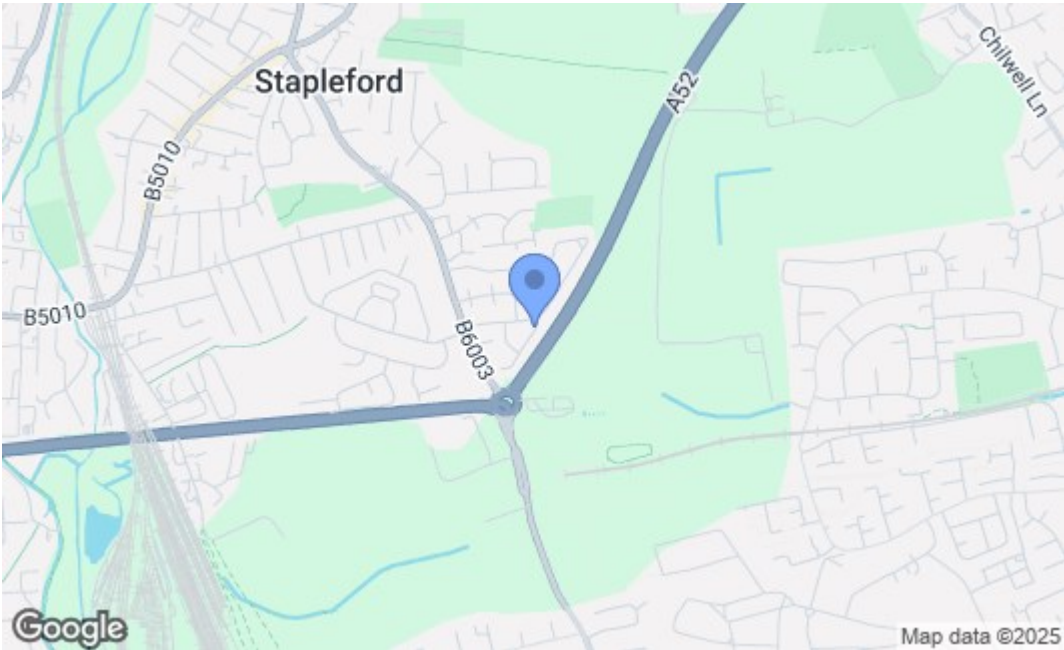
AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

AGENTS NOTE

* We recommend any intending purchaser makes their own investigations as to the current admission policies for the schools named.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.