



Albert Avenue
Stapleford, Nottingham NG9 8ET

£179,950 Freehold

A THREE BEDROOM MID TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, dining kitchen, rear lobby and WC. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking to the front and a generous enclosed garden space to the rear, with gated access to the fields beyond.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to the i4 bus service, as well as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a vast array of nearby schooling for all ages, as well as access to countryside space.

We believe the property will make an ideal first time buy or young family home, offering the three bedrooms that many families needs and we highly recommend an internal viewing.



ENTRANCE HALL

4'1" x 3'8" (1.25 x 1.12)

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

LIVING ROOM

13'7" x 13'2" (4.16 x 4.02)

Double glazed window to the front, radiator, media points, central chimney breast incorporating stone effect plug-in electric fire. Door to kitchen.

BREAKFAST KITCHEN

16'5" x 8'10" (5.01 x 2.70)

The kitchen comprises a matching range of handle-less fitted base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring electric hob with electric oven beneath, two double glazed windows to the rear overlooking the rear garden, plumbing space for washing machine with further cabinets and worktop space surrounding, radiator, wall mounted electrical consumer box, useful understairs storage pantry with shelving, door access to the rear lobby.

REAR LOBBY

3'9" x 3'0" (1.16 x 0.92)

uPVC panel and double glazed door to the rear garden and latched internal door to ground floor WC.

GROUND FLOOR WC

4'4" x 2'8" (1.33 x 0.82)

Two piece suite comprising push flush WC and wash hand basin with cold-feed water, paneling to the walls.

FIRST FLOOR LANDING

Door access to all three bedrooms and bathroom. Loft access point.

BEDROOM ONE

11'1" x 10'2" (3.38 x 3.11)

Double glazed window to the front, radiator, airing cupboard housing hot water cylinder with shelving above.

BEDROOM TWO

8'11" x 8'7" (2.72 x 2.64)

Double glazed window to the rear overlooking the rear garden with fields beyond and Sandiacre Church spire in view. Radiator.

BEDROOM THREE

8'11" x 7'8" (2.73 x 2.34)

Double glazed window to the rear overlooking the rear garden, radiator.

BATHROOM

6'11" x 6'1" (2.11 x 1.86)

A white three piece suite comprising panel bath with electric shower over, wash hand basin, push flush WC. Tiling to the walls, double glazed window to the front, radiator, wall mounted bathroom cabinet, panel ceiling.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a slab driveway frontage providing off-street parking with access to the front entrance door.

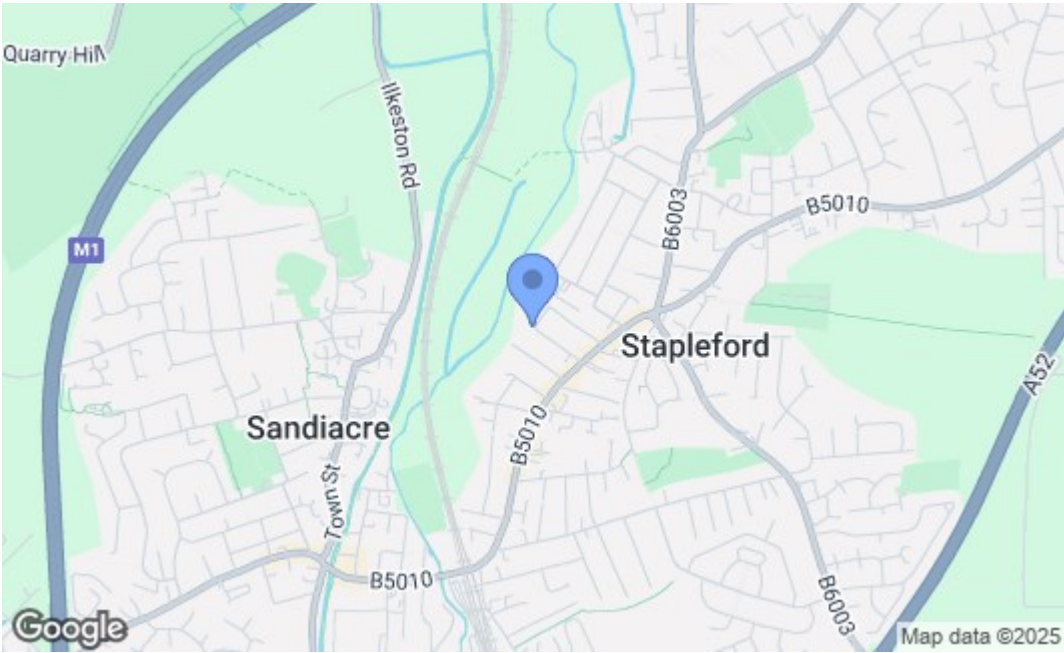
TO THE REAR

The rear garden is of a good overall size, having two split lawn sections either side of a pathway leading to the foot of the plot where a timber storage shed can be found. The garden is enclosed by both hedgerow and timber fencing to the boundary line, with a good size paved patio seating area (ideal for entertaining). Pedestrian gated access to the fields beyond.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, before taking a right hand turn onto William Road. Follow the bend in the road to the left onto Albert Avenue. The property can 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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.