

Rossell Drive
Stapleford, Nottingham NG9 7EG

£135,000 Leasehold

A TWO BEDROOM FIRST FLOOR
MAISONETTE WITH ITS OWN REAR
GARDEN SPACE.



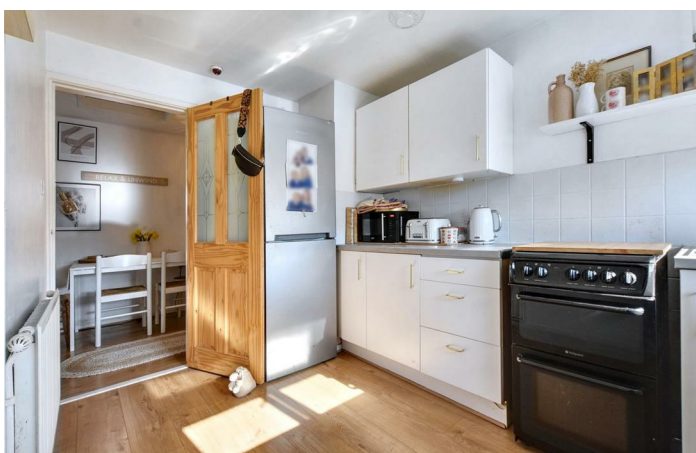
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED SPACIOUS FIRST FLOOR MAISONETTE WITH THE BENEFIT OF ITS OWN GARDEN SPACE TO THE REAR.

With accommodation over two floors which comprises entrance lobby to ground floor hallway with staircase rising to the first floor. The first floor then offers a lobby providing access to an outdoor balcony and into the reception hallway, a versatile space which is currently used as a dining room but has previously been used as a study area. This central area then gives access to the generous living space, fitted kitchen, pantry, two double bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler and double glazing. A particular feature of this maisonette is the enclosed and unexpected rear gardens which offer a generous space with lawn and patio area.

The property sits favourably within close proximity of excellent nearby schooling for all ages, along with easy access to nearby open space of Archer's Field and Queen Elizabeth Park. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

This property will be ideal for many buyers including those looking to make their first steps onto the property ladder, downsizers or long term buy to let investment opportunity. We highly recommend an internal viewing to fully appreciate the accommodation on offer.



GROUND FLOOR ENTRANCE PORCH

7'4" x 4'7" (2.24 x 1.41)

Composite and double glazed entrance door, double glazed windows to the side and rear, tile effect flooring, useful storage area and further door to the ground floor hallway space.

GROUND FLOOR ENTRANCE HALLWAY

6'2" x 4'4" (1.89 x 1.33)

Panel and double glazed door, double glazed window to the rear (with fitted Roman blind), useful understairs storage cupboard and staircase rising to the first floor lobby.

FIRST FLOOR LOBBY

Panel and double glazed door to balcony and further door to first floor landing study space.

BALCONY

Wrought iron decorative railings and outdoor seating space.

FIRST FLOOR RECEPTION LANDING

This generous space is currently used as a dining area but has previously been used as a study. Loft access point, radiator, laminate flooring, storage cupboard, meter box and doors to both bedrooms, kitchen and living room.

LIVING ROOM

14'8" x 10'11" (4.49 x 3.33)

Double glazed window to the front, radiator, media points and feature fireplace.

KITCHEN

11'7" x 7'5" (3.55 x 2.28)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces. Inset counter level single sink unit and draining board with tiled splashbacks. Space for fridge/freezer and space for freestanding cooker, double glazed window to the front (with fitted blind), wall mounted fixed shelving, radiator, space for small table and chairs, wall mounted gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine. Door to pantry.

PANTRY

With double glazed window to the side.

BEDROOM ONE

12'10" x 10'10" (3.93 x 3.32)

Double glazed window to the rear (with fitted roller blind), TV point and radiator.

BEDROOM TWO

14'0" x 9'8" (4.29 x 2.96)

Double glazed window to the rear (with fitted roller blind) and radiator.

BATHROOM

6'9" x 5'8" (2.07 x 1.73)

OUTSIDE

The property has the use of the front gate and pathway providing access to the side entrance door. To the rear there is a brick outbuilding storage shed and beyond the gated pathway there is access to the rear garden.

REAR GARDEN

Enclosed by timber fencing with concrete posts and gravel boards to the boundary line and offers a lawn section and chipped bark decorative play area.

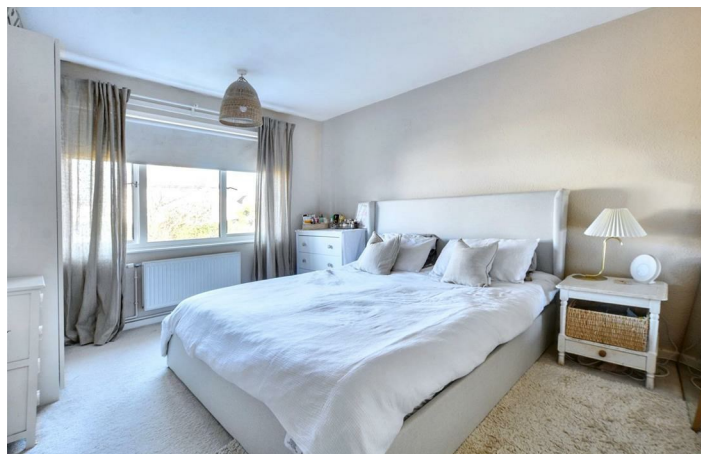
DIRECTIONAL NOTE

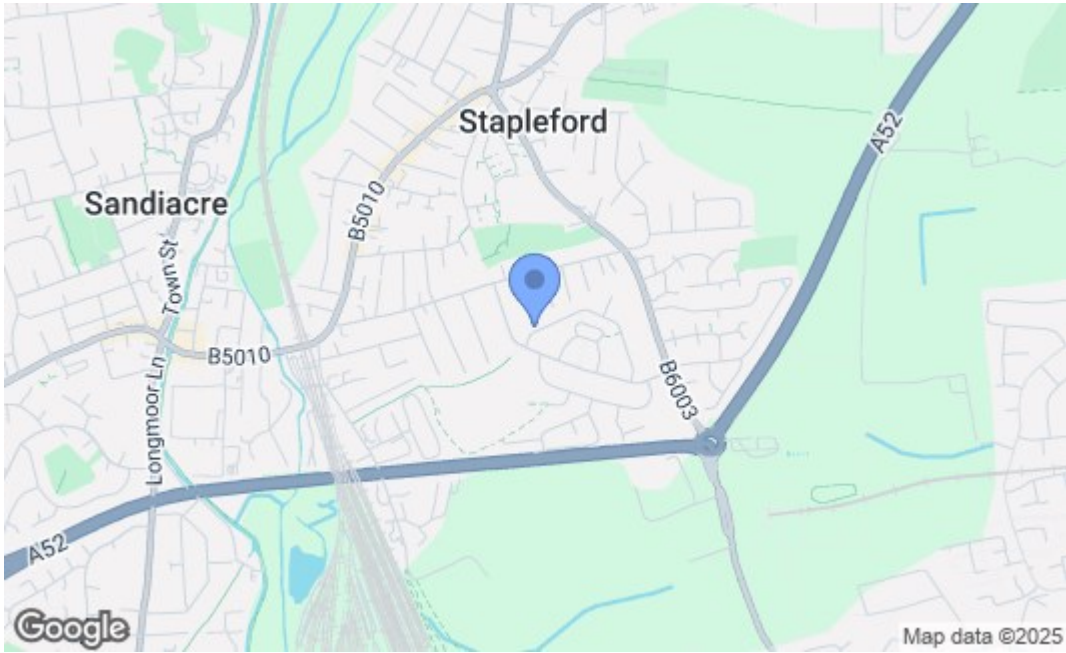
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a right turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto New Eaton Road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

Ref: 7949

AGENT'S NOTE

The most recent service charge is £288.78 per annum. This covers 01.04.2023 to 31.03.2024.





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