

Melbourne Road
Stapleford, Nottingham NG9 8NE

£140,000 Freehold

A TWO BEDROOM SEMI DETACHED
HOUSE.



A two bedroom semi detached house offered for sale with NO CHAIN.

This property requires some modernisation and improvement and is reflected in the competitive asking price.

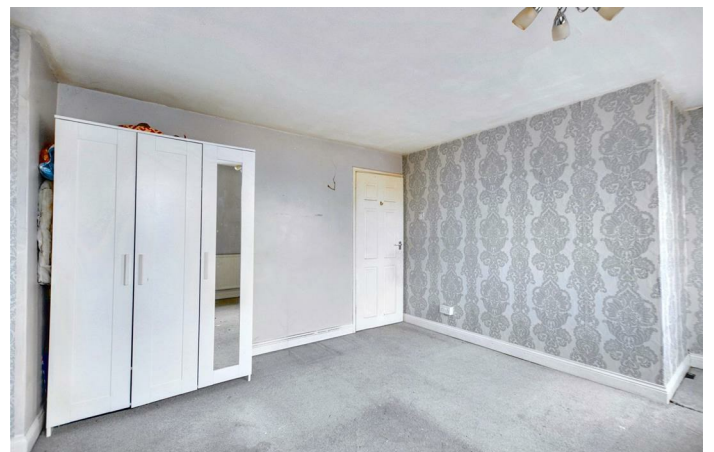
The property is ideal for first time buyers for a project or has the potential with some works to make a great, long term buy to let property.

Centrally heated and double glazed, the accommodation comprises entrance porch leading to hallway, through lounge/diner, and kitchen. The first floor landing provides access to two bedrooms and bathroom/WC.

The property benefits from off-street parking, garage and two tiered rear garden.

Situated in this established residential suburb, close to the town centre of Stapleford and good road links leading to the larger nearby town of Beeston and Nottingham city centre.

Offered for sale with NO CHAIN. An internal viewing is recommended to appreciate the potential on offer.



ENTRANCE PORCH

Double glazed window and front entrance door. Door to hallway.

HALLWAY

Stairs to the first floor. Door to lounge/diner.

LOUNGE/DINER

20'10" x 11'5" at widest point (6.36 x 3.50 at widest point)

Radiator, double glazed window to the front, double glazed French doors to the rear garden. Door to kitchen.

KITCHEN

17'11" x 6'10" (5.47 x 2.10)

Wall and base cupboards with work surfacing and inset single bowl sink unit with single drainer. Electric gas cooker point, plumbing for washing machine and appliance space. Radiator, door to garage, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

14'10" x 11'7" (4.54 x 3.54)

Radiator, two double glazed windows to the front.

BEDROOM TWO

8'10" x 8'7" (2.70 x 2.64)

Radiator, double glazed window to the rear.

BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath. Radiator, double glazed window.

GARAGE

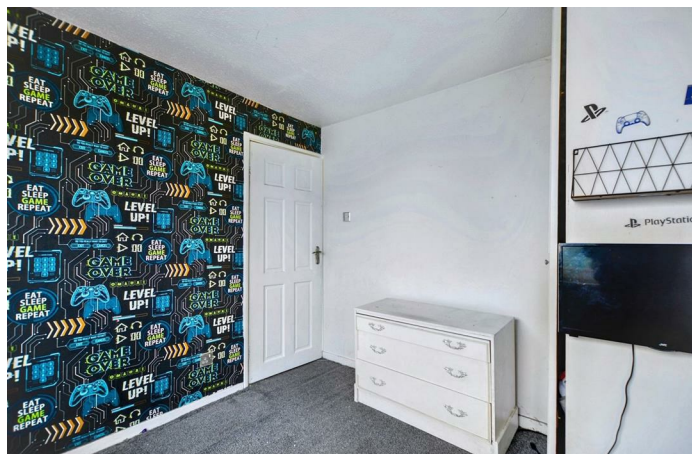
14'5" x 9'6" (4.40 x 2.90)

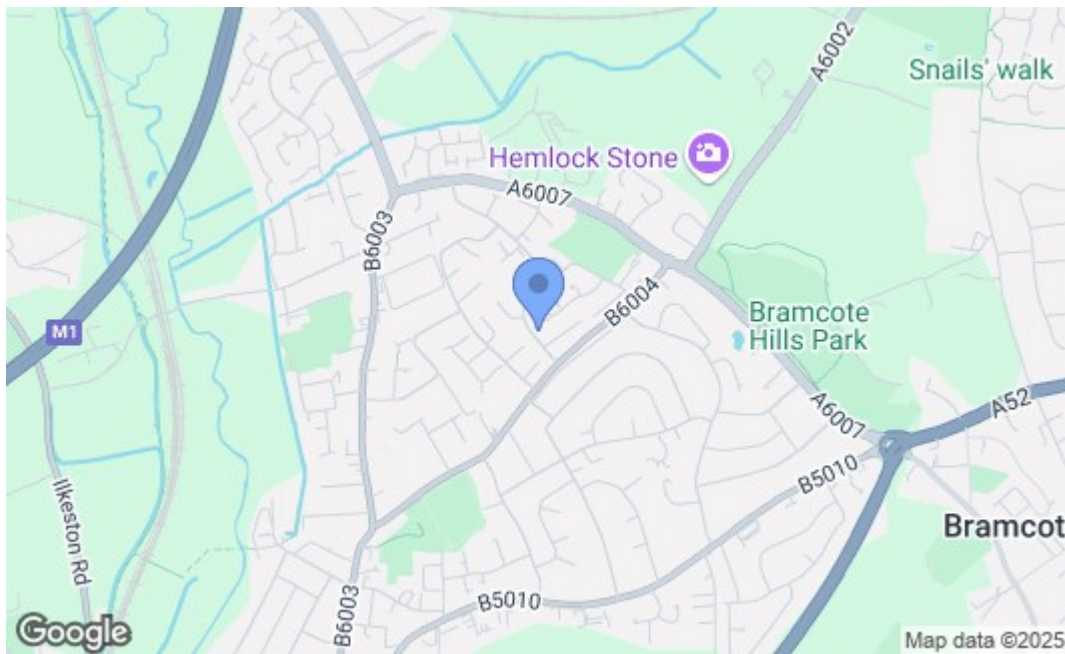
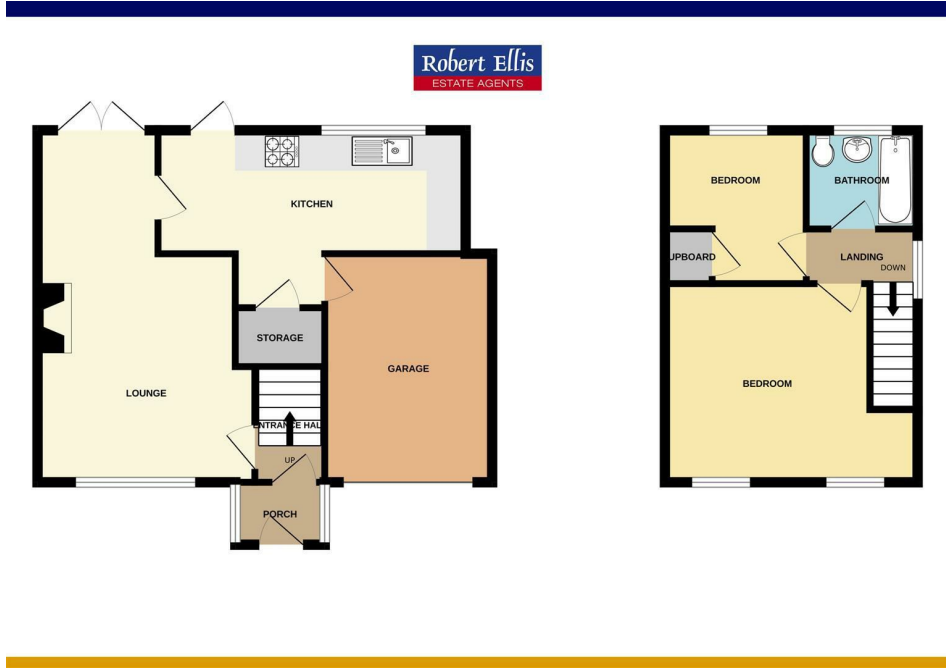
Garage door to the front. light and power. Door to kitchen.

OUTSIDE

The property is set back from the road in a slightly elevated position with a driveway providing off-street parking leading to the garage. There is a section of garden laid to lawn. To the rear, the garden is on two levels with

block paved patio area, steps and retaining wall leading to garden laid to lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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 (CO₂) Rating			
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.