



Melbourne Road  
Stapleford, Nottingham NG9 8LQ

**£185,000 Freehold**

A TWO BEDROOM SEMI DETACHED  
HOUSE SITTING ON A GENEROUS  
CORNER PLOT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BENEFITTING FROM A GOOD SIZE CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR.

With accommodation over two floors, the ground floor comprises entrance hall, front kitchen and rear living/dining room. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous corner plot with potential to extend (subject to the relevant permissions and approvals).

The property is located within close proximity of excellent nearby transport links to and from the surrounding areas, such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to an excellent array of nearby schooling for all ages, and the shops, services and amenities in Stapleford town centre.

We believe the property will make an ideal first time buy. We highly recommend an internal viewing.



## ENTRANCE HALL

10'2" x 8'7" (3.11 x 2.62)

uPVC panel and double glazed door to the outside, recently installed composite and double glazed front entrance door, double glazed window to the side, radiator, staircase rising to the first floor. Internal doors leading to the living room and kitchen.

## KITCHEN

11'4" x 7'4" (3.46 x 2.24)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space and plumbing for under-counter washing machine and dishwasher, further space for under-counter fridge or freezer, freestanding cooker space with extractor canopy over. Double glazed window to the front (with fitted roller blind), useful understairs pantry-style cupboard, radiator, meter cupboard with additional storage space above.

## LIVING ROOM

21'5" x 11'3" (6.55 x 3.44)

Double glazed window to the front, two radiators, wall light points, coving, space for living room and dining room furniture, sliding double glazed patio doors opening out to the rear garden space.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side. Loft access point via wooden pull-down loft ladders to a boarded and lit loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM ONE

12'5" x 9'6" (3.80 x 2.90)

Double glazed window to the rear overlooking the garden, radiator, useful overstairs fitted storage cupboard with hanging rail, fully fitted to one wall wardrobes combining a mixture of shelving and hanging space.

## BEDROOM TWO

11'7" x 9'2" (3.54 x 2.80)

Double glazed window to the front (with fitted blinds), radiator, TV point, fitted storage cupboard with hanging rail.

## BATHROOM

6'3" x 5'6" (1.91 x 1.70)

Three piece suite comprising bath with 'Mira Sport' electric shower over, wash hand basin, push flush WC. Useful bathroom storage cupboard with shelving, tiled splashbacks, radiator, tiled floor, double glazed window (with fitted blind), wall mounted cabinet.

## OUTSIDE

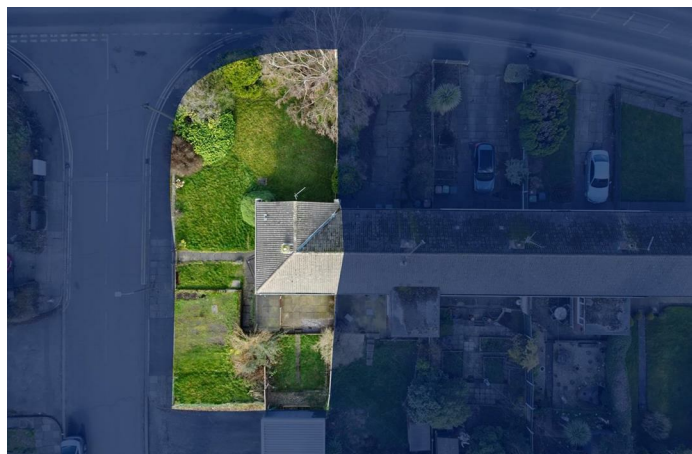
The front and side gardens are predominantly lawned with a vast array of planted flower borders housing a variety of bushes and shrubbery offering green space and privacy from the road side. Side pedestrian timber gate with pathway providing access to the front entrance door and a gate leading to the rear garden. Along the side of the property there is a lowered kerb entry point to a double width driveway providing off-street parking side-by-side for two vehicles.

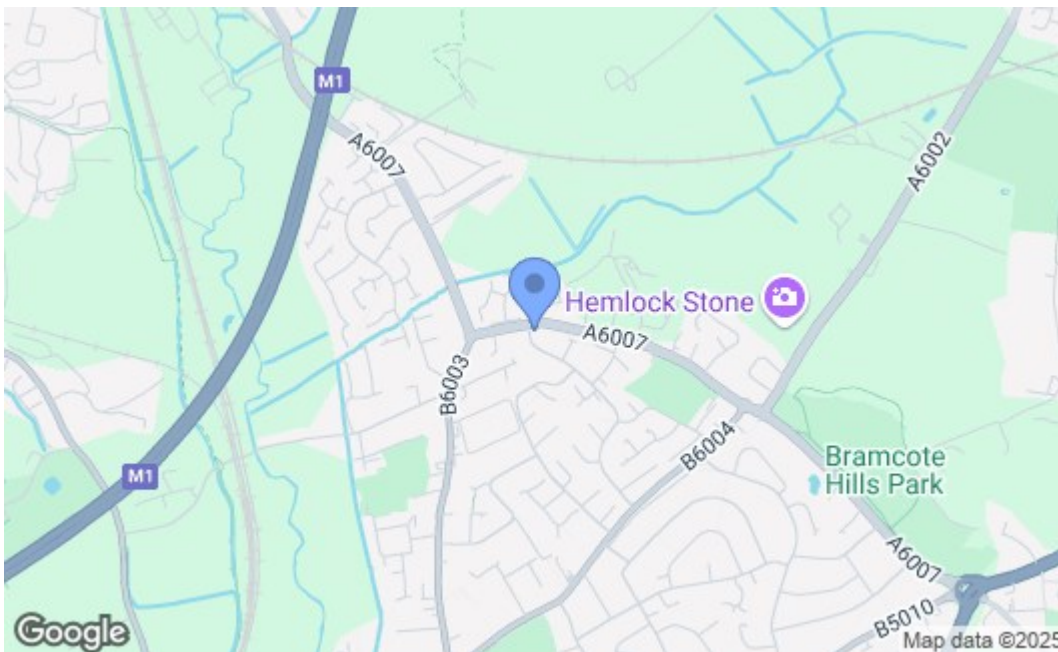
## TO THE REAR

The rear garden is enclosed offering a paved patio seating area accessed directly from the living room patio doors and hallway uPVC door. This area also provides access to two brick garden outbuildings with power and lighting. The garden then raises up to a split lawn section with paved pathway providing access to the foot of the plot which is a raised gravel bed.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island, turn right onto Ilkeston Road and proceed parallel (as if heading back towards Bramcote island). Take a right hand turn onto Melbourne Road and the property can be found on the corner of Melbourne Road/Ilkeston Road, 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		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.