



Rossell Drive  
Stapleford, Nottingham NG9 7EJ

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£220,000 Freehold**





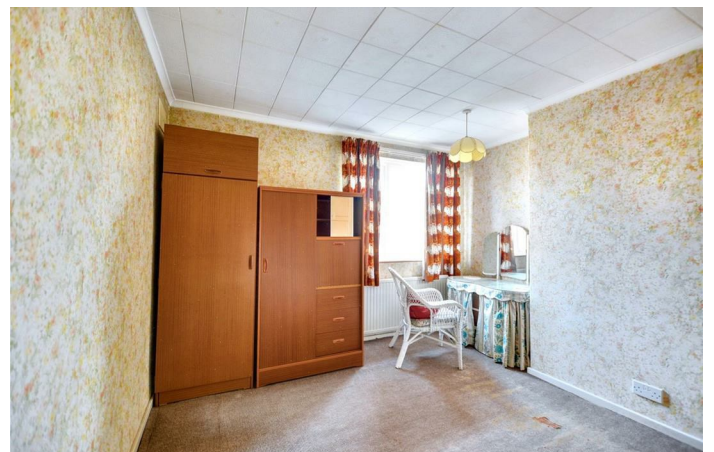
A traditional three bedroom semi detached house offered for sale for the first time in a generation.

This family size property comes to the market with NO UPWARD CHAIN and is situated in this highly regarded residential suburb within walking distance of local schools for all ages, including Fairfield and George Spencer academies\*. Archer's Field, a large recreation area and open space, is also a short walk from the property. There is a regular bus service and the town centre of Stapleford is no more than half a mile away. For those looking to commute, the A52 is a short drive which gives direct access to Nottingham and Derby, as well as Junction 25 of the M1 motorway and the park and ride for the Nottingham Tram can be found at Bardills island.

Centrally heated from a gas fired boiler and double glazed, the accommodation briefly comprises entrance hall, a generous through lounge/dining room and fitted kitchen. The first floor landing provides access to three bedrooms and a four piece bathroom.

The property enjoys a good size garden plot, with gated off-street parking, garage and a large integral workshop that has the potential to be adapted into the internal space.

This property is sensibly priced to reflect that some modernisation is required and therefore offers fantastic potential to make into a long term family home.



## ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor.

## CLOAKS/WC

Housing a low flush WC. Double glazed window.

## LOUNGE/DINER

20'8" x 10'9" (6.30 x 3.30)

A generous, light and airy space. The living area to the front has a flame effect gas fire, radiator and double glazed window. The dining area has radiator, double glazed window to the rear and connecting door to the kitchen.

## KITCHEN

12'7" x 8'11" (3.85 x 2.74)

Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window to the side and rear elevations. Single glazed exit door to the rear garden.

## FIRST FLOOR LANDING

Double glazed window, radiator, loft hatch, built-in airing cupboard housing hot water cylinder.

## BEDROOM ONE

12'2" x 10'10" (3.73 x 3.31)

Overstairs fitted wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

11'4" x 9'3" increasing to 10'11" (3.46 x 2.82 increasing to 3.34)

Radiator, double glazed window to the front.

## BEDROOM THREE

9'0" reducing to 4'11" x 8'7" reducing to 6'2" (2.75 reducing to 1.52 x 2.64 reducing to 1.90)

Radiator, double glazed window to the rear.

## BATHROOM

Incorporating a four piece suite comprising pedestal wash hand basin, low flush WC, bathtub and walk-in shower cubicle with 'Mira' shower. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

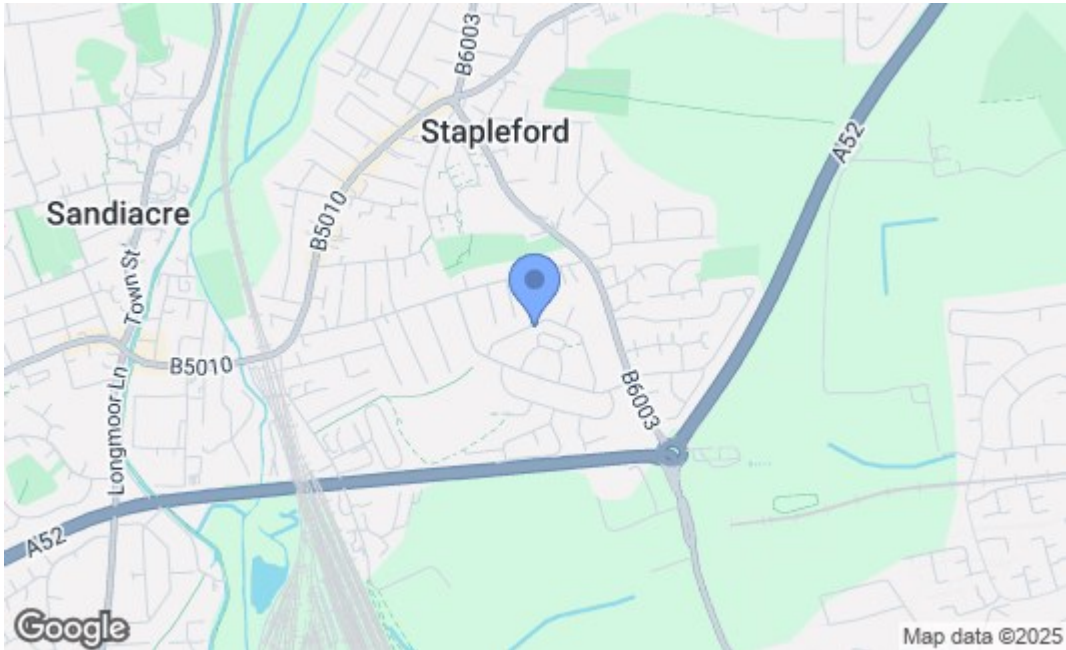
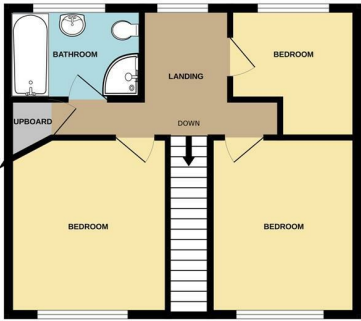
To the front is a hedged-in garden with lawn and shrubs. Double gates lead to a driveway providing off-street parking. This in turn runs along the side of the property to the garage, where there is a gate leading to the rear garden and also access to the integral store. The integral store has light and power, and houses a 'Worcester' gas boiler (for central heating and indirect feed hot water). The rear garden is enclosed with a patio area, having a pergola over, section of garden laid to lawn, rockery, small ornamental pond and some shrubs.

## \*AGENTS NOTE

\*We recommend that any intending purchaser makes enquiries as to the current admission policy for the schools mentioned.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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 <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		
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.