



**Gibbons Avenue
Stapleford, Nottingham NG9 7DS**

£110,000 Freehold

PUBLIC NOTICE
37 GIBBONS AVENUE, STAPLEFORD NOTTINGHAM
NG9 7DS.

We are acting in the sale of the above property and have
received an offer of £130,000.

Any interested parties must submit any higher offers in
writing to the selling agent before an exchange of contracts
takes place
EPC Rating: F



ROBERT ELLIS WELCOME TO THE MARKET THIS DOUBLE FRONTED THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. IN NEED OF FULL MODERNISATION AND RENOVATION THROUGHOUT. IN A SOLD AS SEEN CONDITION.

With accommodation over two floors, the ground floor comprises entrance hall, front to back dual aspect living room and breakfast kitchen. The first floor landing provides access to three bedrooms, bathroom and WC.

The property is situated within walking distance of the shops and services within Stapleford town centre, as well as a good array of nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust.

The property also offers easy access to good transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in need of complete modernisation and renovation throughout and will eventually make an ideal investment opportunity or family home.



ENTRANCE HALL

9'7" x 5'4" (2.94 x 1.65)

uPVC panel and double glazed front entrance door with full height double glazed panel to the side of the door, double glazed window to the front (with fitted blinds), internal uPVC panel and double glazed door to the kitchen, two brick stores with shelving, internal door to the living room with staircase then rising to the first floor.

DUAL ASPECT LIVING ROOM

19'10" x 10'7" (6.05 x 3.24)

Double glazed windows to both the front and the rear (both with fitted blinds), wall light point, media points, opening through to the kitchen.

BREAKFAST KITCHEN

14'4" x 12'4" (4.39 x 3.77)

The kitchen comprises a matching range of fitted base and wall storage cupboards, roll top work surfaces incorporating single sink and draining board with tiled splashbacks, space for cooker, plumbing for washing machine, overhanging breakfast bar, uPVC panel and double glazed exit door to the garden, double glazed window to the rear, wall mounted electrical consumer box. Understairs storage pantry.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and WC. Loft access point.

BEDROOM ONE

19'6" x 9'2" (5.96 x 2.80)

A dual aspect main bedroom with double glazed windows to both the front and the rear (the front with a fitted roller blind), exposed floorboards.

BEDROOM TWO

10'7" x 7'10" (3.24 x 2.41)

Double glazed window to the front, overstairs storage cupboard.

BEDROOM THREE

10'8" x 9'4" (3.27 x 2.87)

Double glazed window to the rear overlooking the rear garden, airing cupboard housing hot water cylinder with storage above.

BATHROOM

5'6" x 4'11" (1.70 x 1.51)

Two piece suite comprising panel bath with tile splashbacks, wash hand basin with tile splashbacks, bathroom cabinet, extractor fan, double glazed window to the rear.

SEPARATE WC

5'3" x 2'7" (1.61 x 0.80)

Housing a low flush WC with double glazed window to the rear.

OUTSIDE

To the front of the property there is a front garden lawn with hedgerow to the boundary line and pathway providing access to the front entrance door.

TO THE REAR

The rear garden is of a generous overall proportion with an initial full width patio space leading onto a garden lawn which is currently overgrown and in need of general maintenance.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take the first right onto Eatons Road and take a left onto Gibbons Avenue. Follow the bend in the road to the right after passing the turning for The Mount, the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

The property is to be sold as seen.

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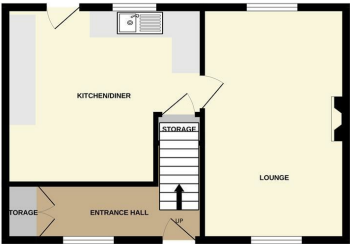
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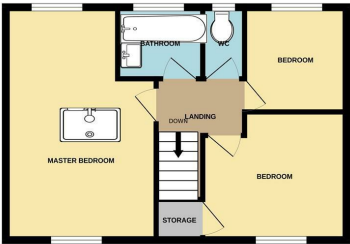
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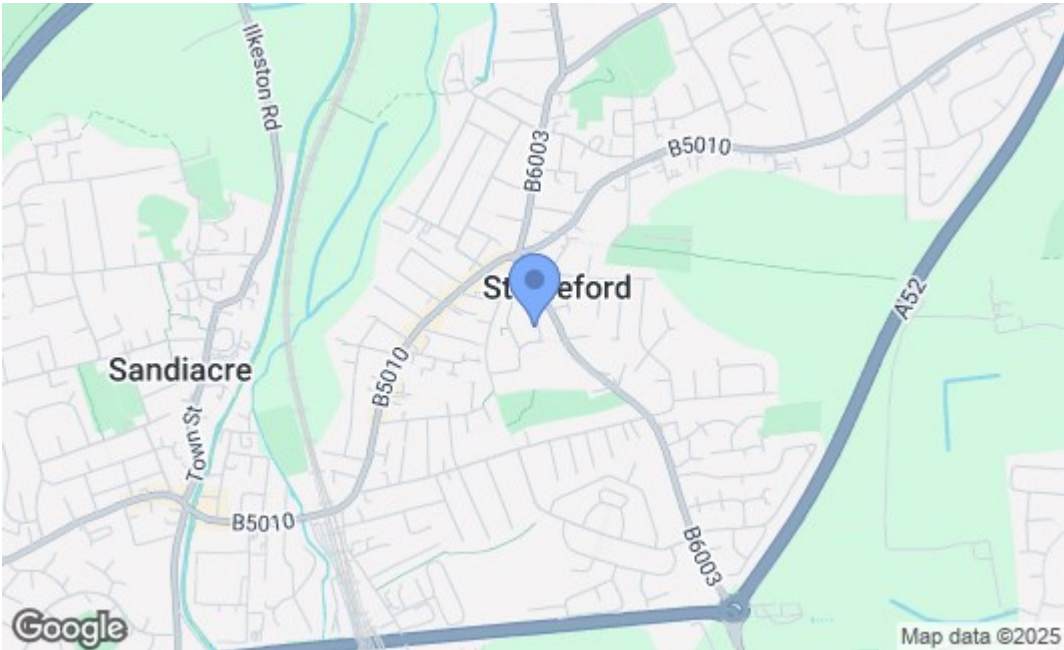
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(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		
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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.