



**West End Street  
Stapleford, Nottingham NG9 7DA**

**Offers Over £190,000 Freehold**

A LARGER THAN EXPECTED RENOVATED  
BAY FRONTED FOUR BEDROOM END  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TARDIS-LIKE BAY FRONTED FULLY RENOVATED FOUR BEDROOM END TERRACED HOUSE SITUATED IN THIS RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises of entrance hall, bay fronted living room, dining room, ground floor shower room and kitchen. The first floor landing then provides access to four bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden space to the rear.

The property is offered for sale with NO UPWARD CHAIN and is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages.

For those needing to commute, there are great transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal home for a growing family given the four bedrooms. Also, as an ideal first time buy or investment opportunity.

We highly recommend an internal viewing.





### ENTRANCE HALL

13'8" x 3'3" (4.18 x 1.00)

Feature composite and double glazed front entrance door set within an open porch with feature archway. Staircase rising to the first floor. Doors to living room and dining room.

### LIVING ROOM

15'1" x 11'11" (4.60 x 3.64)

Feature double glazed bay window to the front, additional double glazed window to the side, radiator, laminate flooring, meter cupboard.

### DINING ROOM

12'11" x 12'0" (3.94 x 3.67)

Double glazed window to the rear, two radiators, laminate flooring. Doors leading back through to the hallway, kitchen and ground floor shower room.

### SHOWER ROOM

8'9" x 3'6" (2.69 x 1.08)

Three piece suite comprising walk-in tiled shower cubicle with mains shower and glass folding screen/door, wash hand basin with mixer tap with tiled splashbacks, push flush WC. Chrome ladder towel radiator, mains lighting point.

### KITCHEN

12'8" x 9'7" (3.88 x 2.93)

Comprising an "L" shaped range of fitted base and wall storage cupboards and drawers, with marble-style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), space and plumbing for the washing machine, double glazed window to the side (with fitted roller blind), radiator, space for dining table and chairs, composite and double glazed exit door to outside.

### FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, loft access point, useful storage cupboard. Doors to all bedrooms and bathroom.

### BEDROOM ONE

15'9" max reducing to 12'9" x 8'5" (4.81 max reducing to 3.89 x 2.58)

Double glazed window to the front (with fitted roller blind), radiator, laminate flooring, coving, fitted wardrobe with hanging rail.

### BEDROOM TWO

12'8" x 7'1" (3.87 x 2.16)

Double glazed window to the front (with fitted roller blind), radiator, laminate flooring, coving, fitted wardrobe with hanging rail.

### BEDROOM THREE

9'8" x 9'3" (2.96 x 2.82)

Double glazed window to the rear (with fitted roller blind), radiator, laminate flooring, coving, fitted closet with hanging rail.

### BEDROOM FOUR

9'11" x 8'4" (3.04 x 2.56)

Double glazed window to the side (with fitted blind), TV point, radiator, laminate flooring, fitted storage cupboard with hanging rail.

### BATHROOM

8'9" x 5'6" (2.67 x 1.70)

Modern white three piece suite comprising panel bath with central waterfall style mixer tap and Triton electric shower over with glass shower screen, wash hand basin with waterfall style mixer tap and tiled splashbacks, push flush WC. Two double glazed windows to the side, wall mounted ladder towel radiator.

### OUTSIDE

To the front of the property there is access to the front entrance door, as well as pedestrian access leading down the right hand side of the property into the rear garden.

### TO THE REAR

The rear garden is enclosed with a block paved courtyard area making an ideal entertaining space, leading onto a small lawn section with timber storage shed situated to the foot of the plot. Within the garden there is an external water tap, outbuilding for storage and pedestrian access then leads back to the front.

### DIRECTIONAL NOTE

From our Stapleford Branch, head in the direction of Sandiacre before taking an eventual right hand turn onto West End Street. The property can be found at the end of the street on the left hand side, identified by our For Sale board.

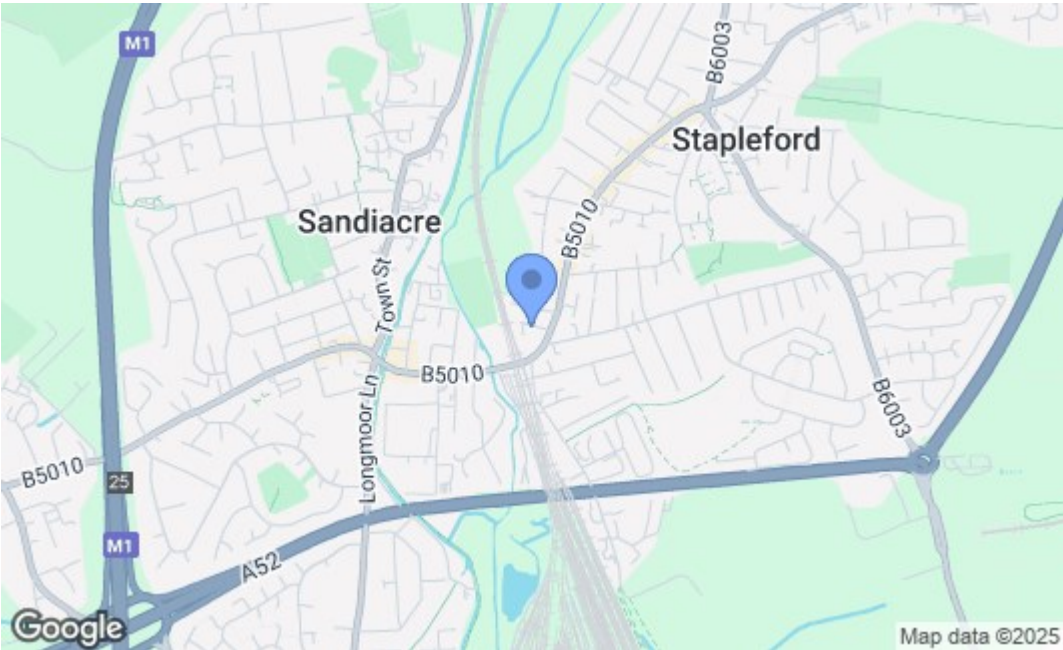
### AGENTS NOTE

The property was flooded in October 2023 and has since been renovated by the current owner.

### AGENTS NOTE

West End Street has a parking permit scheme so our advice when viewing is to park on Derby Road at the top in the allocated half hour bays and to walk to the property on foot.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.