



Derby Road  
Stapleford, Nottingham NG9 7AZ

A TARDIS-LIKE THREE BEDROOM END  
TERRACED HOUSE.

**Offers Around £160,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TARDIS-LIKE, DECEPTIVELY SPACIOUS THREE BEDROOM END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

Coming to the market with the benefit of NO UPWARD CHAIN, the property also benefits from an almost brand new gas fired combination boiler with HIVE central heating system, double glazing and enclosed courtyard style garden to the rear.

The property is situated centrally within walking distance of the shops and services in Stapleford town centre. There is also easy access to excellent schooling nearby for all ages.

For those needing to commute, there are great transport links nearby such as 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 first time buy or young family home. We highly recommend an internal viewing.



## LOUNGE

12'9" x 12'0" (3.90 x 3.68)

Double glazed windows to the front and side letting in lots of natural light (both with fitted blinds), radiator, decorative coving, ceiling rose, media points, meter cupboard box.

## LOBBY

2'11" x 2'9" (0.90 x 0.85)

Lockable door with stair access down the cellar, door to lounge, door to kitchen/diner.

## DINING KITCHEN

12'6" x 12'5" (3.83 x 3.79)

A spacious central kitchen incorporating a matching range of fitted base and wall storage cupboards with granite effect square edge work surfacing incorporating one and a half bowl sink unit with central mixer tap and draining board. Decorative tile splashbacks, integrated fridge/freezer, four ring hob with extractor over and oven beneath, plumbing for washing machine, double glazed windows to the side and rear (both with fitted blinds), radiator, fixed breakfast bar with matching counter top and space for four bar stools. Door with turning staircase rising to the first floor. uPVC exit door to outside. Opening through to the rear lobby.

## REAR LOBBY

7'1" x 3'7" (2.18 x 1.10)

uPVC panel and double glazed exit door outside. Door to ground floor bathroom, opening back through to the kitchen.

## GROUND FLOOR BATHROOM

8'5" x 6'11" (2.58 x 2.13)

White three piece suite comprising panel bath with central mixer tap and dual attachment mains shower over, push flush WC, wash hand basin with mixer tap. Double glazed window to the side (with fitted roller blind), wall mounted Xpelair extractor fan, radiator, partial wall tiling, laminate effect vinyl flooring.

## FIRST FLOOR LANDING

Doors to all three bedrooms, radiator, double glazed window to the side (with fitted blind).

## BEDROOM ONE

12'0" x 11'9" (3.66 x 3.60)

Bright and airy room with double glazed windows to both the front and side letting in lots of natural light (both with fitted blinds), radiator, two sets of fitted bedside double wardrobes with matching overhead storage cupboards.

## BEDROOM TWO

12'6" x 9'5" (3.83 x 2.88)

Double glazed window to the rear, radiator, useful overstairs storage cupboard which also provides access to the loosely boarded loft space.

## BEDROOM THREE

8'5" x 7'8" (2.59 x 2.34)

Double glazed window to the side, radiator, boiler cupboard housing the almost newly fitted gas fired combination boiler (for central heating and hot water purposes). Door to en-suite WC.

## EN-SUITE WC

7'2" x 4'2" (2.19 x 1.29)

Two piece suite comprising low flush WC, wash hand basin with mixer tap. Wall mounted ladder radiator.

## OUTSIDE

To the front of the property there is a small concrete area and to the side off St James' Street there is access to the uPVC front entrance door and gated access into the rear.

## TO THE REAR

The rear garden is enclosed by timber fencing and split into two sections with an initial courtyard style garden accessed directly from the rear lobby uPVC door with an outside water tap, gated access into the main part of the garden which is predominantly decked with decorative slate chippings and has a good size timber storage shed situated to the foot of the plot.

## DIRECTIONAL NOTE

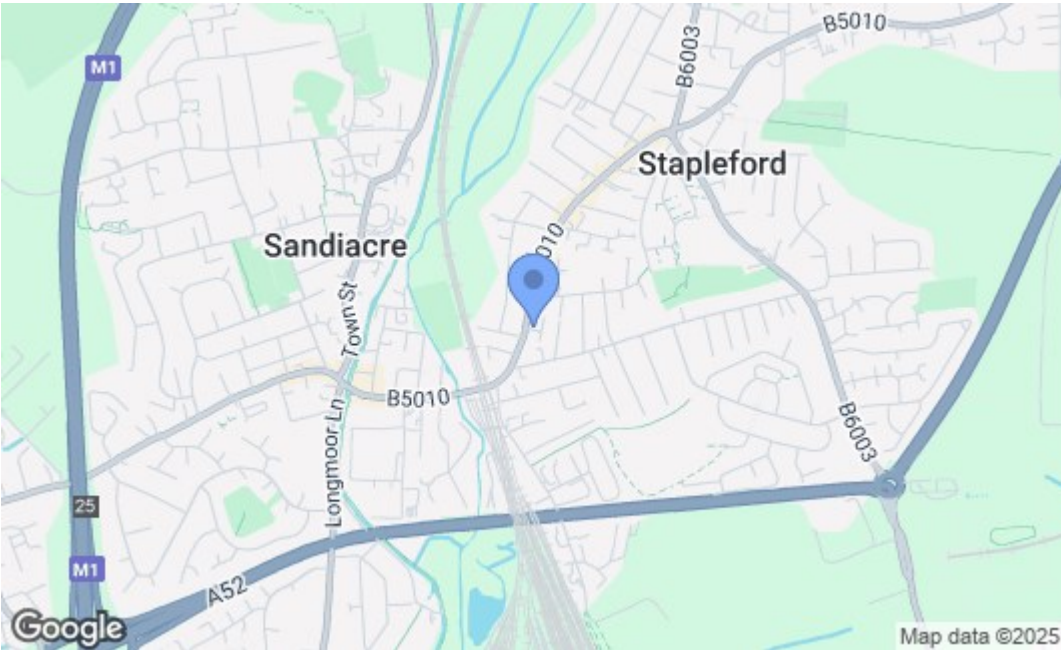
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre along Derby Road and the property can be found on the left hand side on the corner of Derby Road and St James' Street.

Ref: 9157NH





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.