



Eaton Road  
Stapleford, Nottingham NG9 7EA

MUST BE VIEWED!

**£180,000 Freehold**





A PARTICULARLY DECEPTIVE THREE DOUBLE BEDROOM MID TERRACED HOUSE WITH POTENTIAL FOR OFF ROAD PARKING AND REAR ENCLOSED GARDEN BEING SOLD WITH NO UPWARD CHAIN

Situated in this incredibly convenient location on a residential street within the town centre of Stapleford and therefore within walking distance of a variety of shops and facilities and regular bus service. The traditional property is set back from the road with two reception rooms and a deceptively large kitchen. The loft has been converted to a bedroom and the property benefits from a recently fitted gas central heating boiler and double glazing throughout. Offered for sale with no chain, the property is ideal for a variety of buyers including those looking for their first home, buy to let investors and those looking for a convenient location.

In brief the property comprises of front lounge, dining room, breakfast kitchen. As you go through the backdoor, there is an easily maintained garden which is enclosed by fencing and a rear gate for access. There is also an outhouse extension with a WC in. To the first floor there are two bedrooms and a family bathroom. The landing has a secondary staircase to the second floor with the loft conversion with a dormer, housing another bedroom. The property benefits from a new composite front door and back door, double glazing throughout and new gas central heating.

The property is within walking distance of the Aldi superstore, Iceland and Sainsburys and numerous other retail outlets found in Stapleford town centre, there are excellent schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway, there is the latest extension to the Nottingham tram system which terminates in nearby Toton and there is the A52 and other main roads, all of which provide good access to both Nottingham and Derby.





### Lounge

11'1" x 12'2" approx (3.38m x 3.71m approx)

New composite front door, with uPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, gas fireplace and brick built surround and stand, coving to the ceiling and dado rail, with door into the inner lobby between the lounge and dining room. With under-stairs storage cupboard

### Lobby

2'2" x 2'9" approx (0.66m x 0.84m approx)

With door to the under-stairs cupboard for storage and door to dining room

### Dining Room

11'8" x 11' approx (3.56m x 3.35m approx)

The dining room has a uPVC double glazed window to the rear, carpeted flooring, radiator, brick built fireplace, coving to ceiling, door to the stairs and open to the breakfast kitchen.

### Breakfast Kitchen

14'8" x 6'4" approx (4.47m x 1.93m approx)

With new composite back door, uPVC double glazed window to the rear, radiator, tile flooring, ceiling spotlights.

The kitchen consists of wooden wall, base and a drawer units to two walls, rolled edge laminate worktop, splash-back tiling, space for under-counter fridge and freezer, new gas cooker, four ring gas hob, space for washing machine, in-built wine rack.

### Outhouse WC

5'4" x 2'3" approx (1.63m x 0.69m approx)

uPVC new door, W.C and ceiling light.

### Landing

5'6" x 2'2" approx (1.68m x 0.66m approx)

With radiator, ceiling light, access to two bedroom, and stairs to second floor bedroom

### Bedroom One

10' x 12' approx (3.05m x 3.66m approx)

With uPVC double glazed window to rear elevation, carpeted flooring, radiator, ceiling fan light, TV point, dado

rail, a wall of in-built wardrobes, with a door to the bathroom

### Bedroom Two

10'8" x 13'6" approx (3.25m x 4.11m approx)

uPVC double glazed dormer window to the rear, carpeted flooring, ceiling light.

### Bedroom Three

18'8" x 8'6" (5.69m x 2.59m )

With uPVC double glazed window to the front elevation, radiator, ceiling light, carpeted flooring, in-built under-stairs cupboard.

### Bathroom

7'8" x 5'5" approx (2.34m x 1.65m approx)

With uPVC double glazed patterned window to the rear elevation, carpeted flooring, radiator, wall light, W.C, sink and bath with new electric shower above, in-built cupboard housing the new combi boiler.

### Council Tax

Broxtowe Borough council band A

### Outside

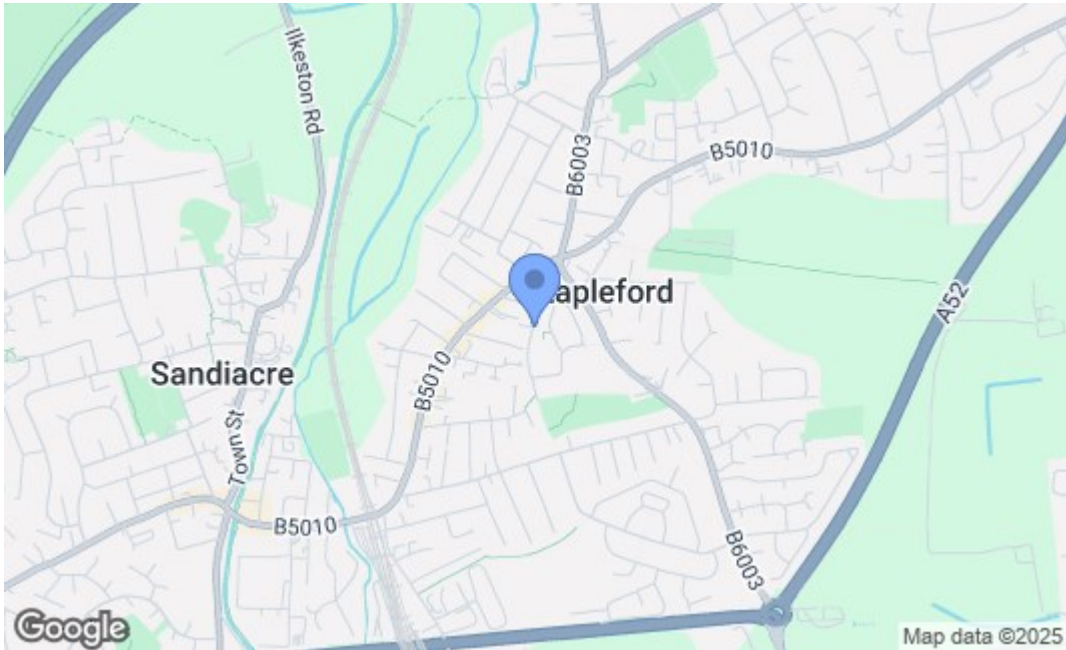
To the front, the property sits back from the road behind a brick wall, with shrubs and plants and a path to the front door. To the rear there is an enclosed garden which is laid with patio slabs for easy maintenance, a shed and a gate to the rear for access.

### Directions

Heading into Stapleford from Toton Lane down the hill, turn left onto Eatons Road before the traffic lights, the property is on the left as identified by our for sale sign.

### Agents Notes - Additional Information





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