

**Furlong Close**  
**Stapleford, Nottingham NG9 8HH**

**£179,950 Freehold**

A DECEPTIVELY SPACIOUS THREE  
BEDROOM MID TOWN HOUSE OFFERED  
FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS AND TARDIS-LIKE THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

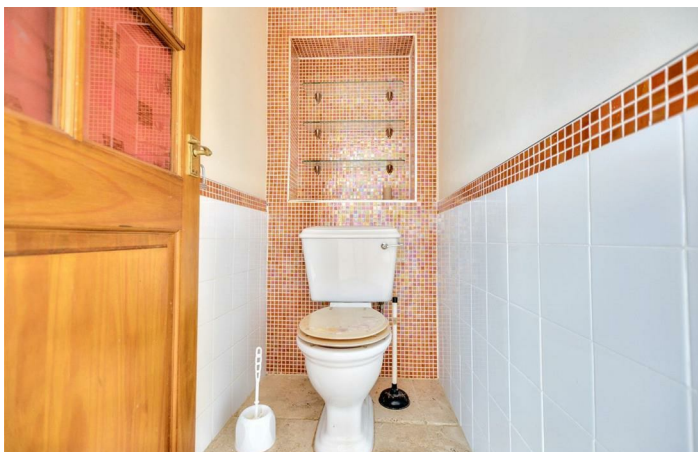
With accommodation over two floors, the ground floor comprises entrance hallway, useful utility room, ground floor WC, kitchen to the front, living room and dining area with feature spiral staircase rising to the first floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front and an enclosed low maintenance garden to the rear.

The property is situated in this quiet residential cul de sac location within walking distance of local schooling. There is also easy access to the shops, services and amenities in Stapleford town centre and Hickings Lane park is situated just a short walk away.

For those needing to commute, there are good transport links nearby, including local bus services, as well as the A52 for Nottingham/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 and we highly recommend an internal viewing to appreciate the overall size of the property.



## ENTRANCE HALL

12'5" x 2'11" (3.81 x 0.89)

uPVC panel and double glazed front entrance door, tiled floor, meter cupboard box. Internal doors leading to the utility room, WC and kitchen. Further opening then through to the dining room.

## UTILITY ROOM

8'6" x 6'2" (2.60 x 1.89)

Double glazed window to the front, fitted range of matching wall and base storage cupboard with laminate style roll top work surfaces, with plumbing space for washing machine and further under-counter appliances. Loft access void.

## WC

6'3" x 3'1" (1.91 x 0.96)

Housing a low flush WC, decorative tiling to one wall, further tiling to dado height, wall mounted extractor fan, tiled floor (matching the hallway).

## KITCHEN

12'2" x 11'1" (3.72 x 3.39)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces and matching breakfast bar. Fitted four ring gas hob with extractor over and oven beneath, inset single sink and drainer, with tiled splashbacks and mixer tap, space for under-counter and plumbing for dishwasher, space for fridge/freezer, wall mounted gas fired combination boiler (for central heating and hot water), display corner shelving, coving, tiled floor, double plug socket with in-built USB charging points, double glazed window to the front (with fitted blinds), pantry cupboard with coat pegs, tiled flooring.

## LIVING ROOM

15'3" x 11'1" (4.66 x 3.39)

Double glazed window to the rear, radiator, coving, wall light points, laminate flooring.

## DINING ROOM

15'11" x 9'6" (4.87 x 2.90)

Double glazed French doors opening out to the rear garden, radiator, tiled floor (matching the hallway), wall light points, media points, feature spiral staircase rising to the first floor landing.

## FIRST FLOOR LANDING

Velux roof window allowing natural light, coving. Doors to all bedrooms and bathroom.

## BEDROOM ONE

16'0" x 11'4" (4.89 x 3.46)

Double glazed window to the rear, radiator, TV point.

## BEDROOM TWO

11'9" x 11'4" (3.60 x 3.47)

Double glazed window to the front (with fitted blinds), radiator, TV point, useful fitted double wardrobe, loft access point via wooden pulldown loft ladders.

## BEDROOM THREE

9'6" x 9'2" (2.90 x 2.80)

Double glazed window to the rear, radiator.

## BATHROOM

9'5" x 7'3" (2.88 x 2.21)

Three piece suite comprising panel bath with dual attachment mains shower over, low flush WC, wash hand basin. Wall mounted bathroom storage cabinets, tiling to the walls, radiator, double glazed window to the front, extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a paved driveway providing side by side off-street parking for 2/3 vehicles. Access to the front entrance door. External water tap.

## TO THE REAR

The rear garden is designed for straightforward maintenance, being enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, good size paved patio area (ideal for entertaining), shaped lawn, planted borders and situated to the foot of the plot there is a timber storage shed doubling up as a workshop with covered canopy. Within the rear garden there is an external water tap and lighting point.

## DIRECTIONS

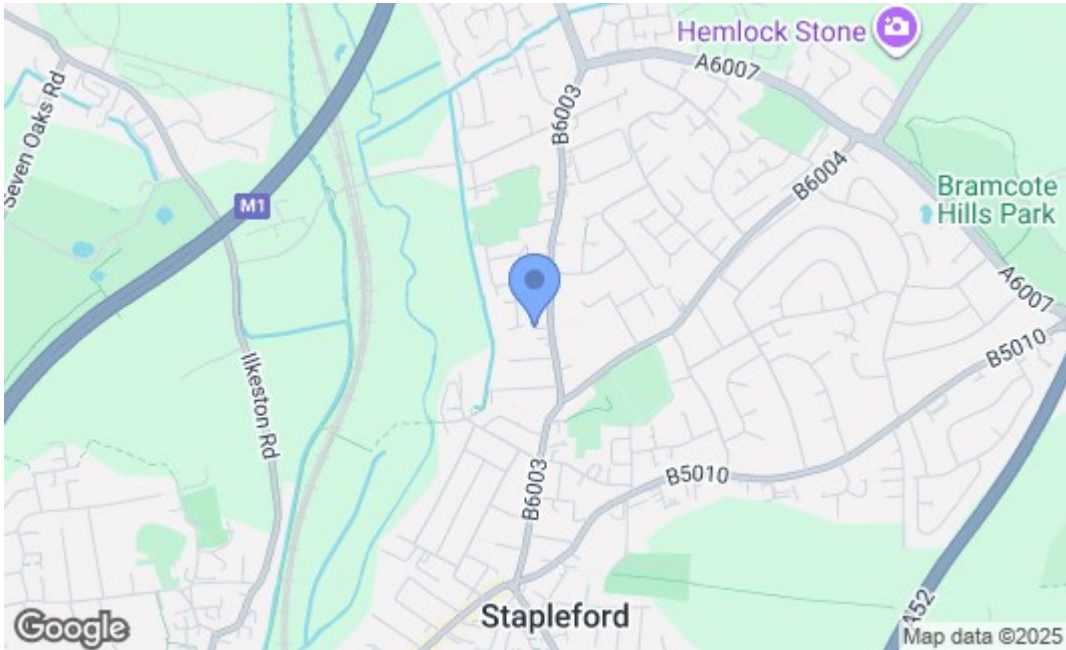
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and take a left turn onto Furlong Close. The property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.