



**Eatons Road
Stapleford, Nottingham NG9 7EA**

A THREE BEDROOM, TWO BATHROOM
NICELY RENOVATED MID TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.

Offers Over £200,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS NICELY PRESENTED RECENTLY RENOVATED THREE BEDROOM, TWO BATHROOM MID TOWN HOUSE OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN AND CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE SHOPS, SERVICES AND AMENITIES IN STAPLEFORD TOWN CENTRE.

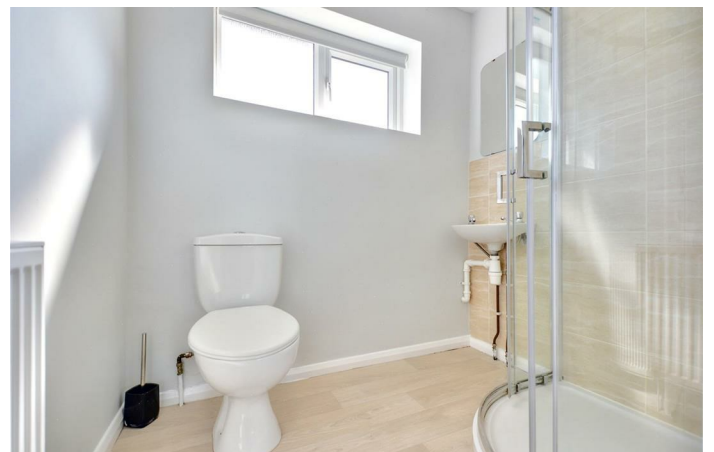
With accommodation over two floors, the ground floor comprises entrance hall with useful storage and staircase rising to the first floor, front to back dual aspect living room, and dining breakfast kitchen. The first floor landing provides access to three bedrooms, with the principal bedroom benefitting from an en-suite shower room, and a three piece shower room.

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 located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby popular schooling for all ages, such as William Lilley, Fairfield and George Spencer.

For those needing to commute, there are great transport links nearby, such 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 therefore highly recommend an internal viewing.



ENTRANCE HALL

10'0" x 4'11" (3.07 x 1.51)

uPVC panel and double glazed front entrance door with full height double glazed window to the side, staircase rising to the first floor, radiator, two useful storage cupboards, internal doors linking the living room and dining breakfast kitchen.

LIVING ROOM

19'5" x 10'6" (5.92 x 3.21)

A bright and airy dual aspect room with double glazed windows to both the front and the rear (with fitted blinds), radiator, media points, central chimney breast incorporating Adam-style fire surround with pebble effect inset electric fire.

DINING BREAKFAST KITCHEN

13'10" x 12'4" (4.24 x 3.77)

The kitchen comprises a recently re-fitted matching range of base and wall storage cupboards and drawers, with butchers block style roll top work surfaces incorporating single sink and draining board with central mixer tap. Decorative tiled splashbacks, fitted four ring induction hob with extractor canopy over and oven beneath, plumbing for washing machine, integrated fridge/freezer and dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, radiator, laminate flooring, ample space for dining table and chairs, LED spotlights, useful understairs pantry cupboard housing the gas and electricity meters. Internal doors then link back through to the hallway and living room.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Loft access point.

BEDROOM ONE

14'2" x 9'5" (4.33 x 2.88)

Double glazed window to the front making the most of the views beyond (with fitted blinds), radiator. Door to en-suite.

EN-SUITE

6'5" x 4'11" (1.96 x 1.52)

Three piece suite comprising corner tiled and enclosed shower cubicle with 'Mira Jump' electric shower and glass screen/sliding door, wash hand basin, push flush WC. Double glazed window to the rear (with fitted roller blind), LED spotlights, radiator, extractor fan.

BEDROOM TWO

10'7" x 9'0" (3.25 x 2.76)

Double glazed window to the front (with fitted blinds), radiator, overstairs storage cupboard.

BEDROOM THREE

9'10" x 7'6" (3.02 x 2.31)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

SHOWER ROOM

8'5" x 5'4" (2.58 x 1.63)

Three piece suite comprising tiled and enclosed shower cubicle with 'Triton' electric shower and glass shower screen/sliding door, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Two double glazed windows to the rear (with fitted roller blinds), chrome ladder towel radiator, LED spotlights, extractor fan.

OUTSIDE

To the front of the property there is a front garden lawn with planted and shaped flower borders housing a variety of bushes and shrubbery. Hedgerow to the boundary line, pedestrian gate and pathway providing access to the front entrance door and a timber bin store.

TO THE REAR

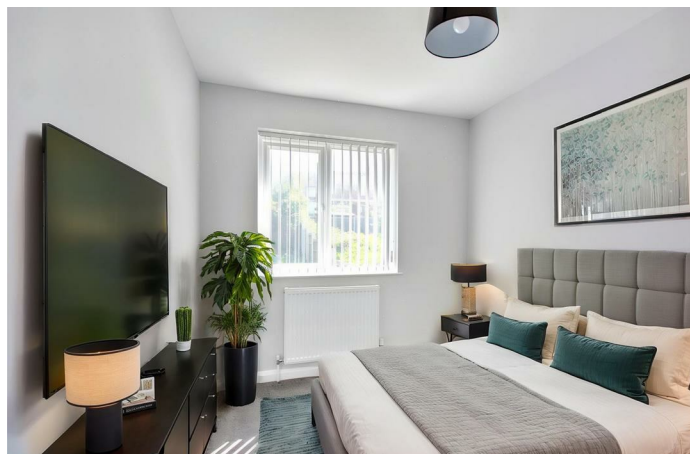
The rear garden is enclosed by timber fencing to the boundary lines with a lower paved patio seating area (ideal for entertaining), with stepped access beyond a rockery wall leading to a sloped lawn with flowerbeds and borders and a timber storage shed situated at the foot of the plot.

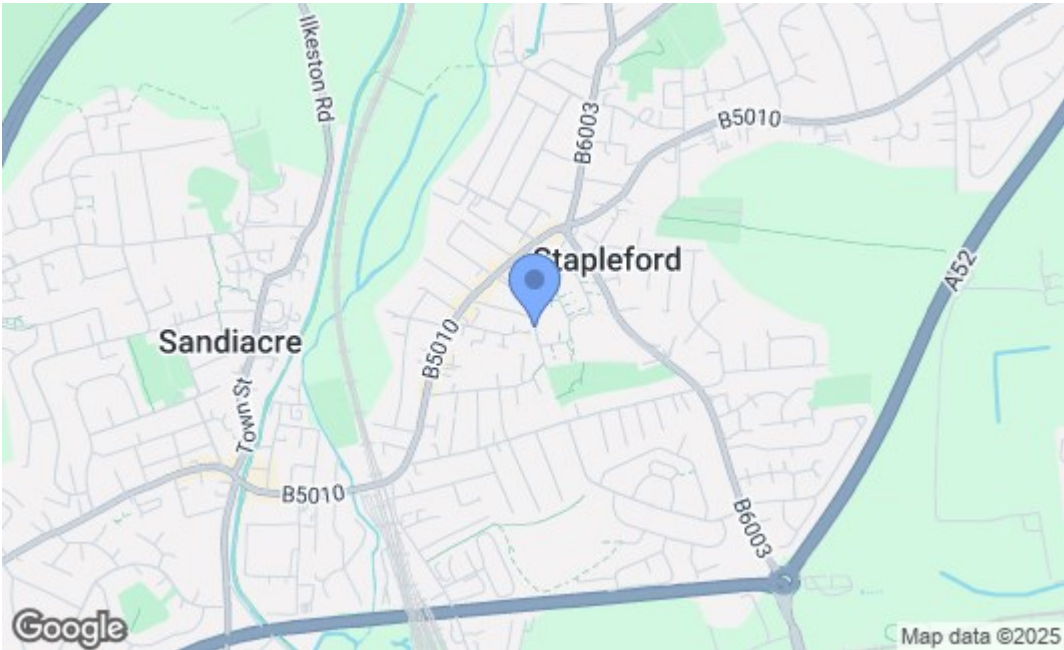
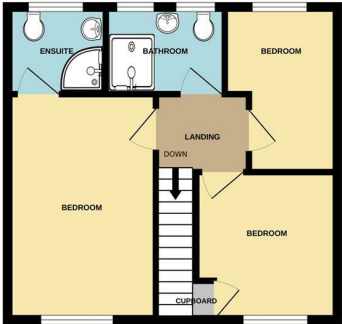
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take an immediate right onto Eaton Road, passing the car park and continuing along heading in the direction of Queen Elizabeth Park. The property can then be found in an elevated position, accessed via pedestrian footpath on the left hand side.

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 | 73 | |
| (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 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ 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.