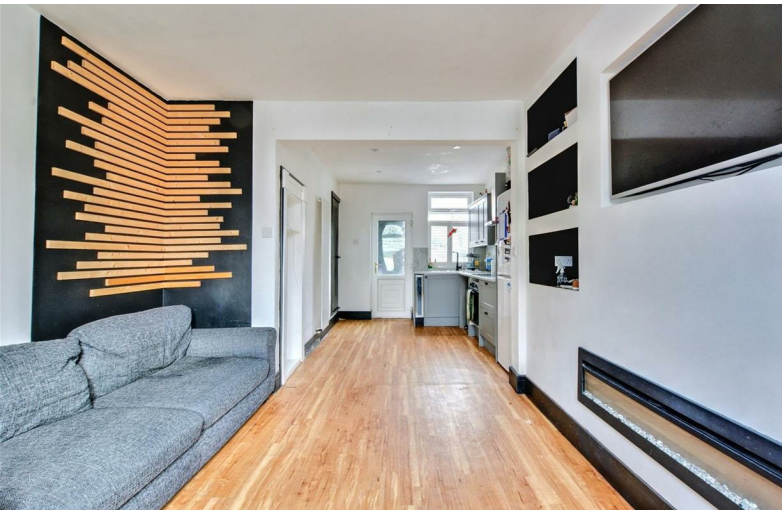


Robert Ellis

look no further...



New Road
Stapleford, Nottingham NG9 8GS

A TWO DOUBLE BEDROOM MID
TERRACED HOUSE.

£170,000 Freehold

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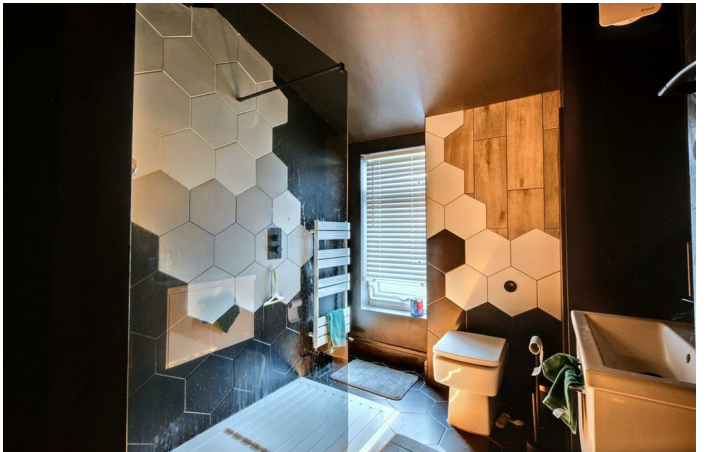
Behind this traditional facade lies a modern, contemporary two double bedroom home.

This property is ideally suited to first time buyers with a stylish modern interior with nothing to do. There is an open plan kitchen and living space with feature media wall, the principal bedroom has an en-suite shower room and there is a ground floor bathroom for guests.

The property is centrally heated by a gas fired combination boiler and double glazed throughout.

Situated in this small, no-through road off Moorbridge Lane on the outskirts of Stapleford, with open space and countryside on the doorstep, yet conveniently situated to enjoy the amenities within Stapleford town centre, as well as good transport links to the larger nearby market town of Beeston and good commutability to Nottingham, Derby and Junction 25 of the M1 motorway.

This property is offered for sale with the possibility of NO UPWARD CHAIN. Internal viewing is recommended.



OPEN PLAN LIVING & KITCHEN SPACE

22'11" x 10'5" (7.01 x 3.2)

Feature media wall with inset contemporary electric flame effect fire, flat panel radiator. The kitchen area comprises a range of fitted wall, base and drawer units with square edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated wine cooler, plumbing and space for washing machine. Double glazed window and door to the front, double glazed window and door to the rear. Understairs store cupboard and door to rear lobby.

REAR LOBBY

Stairs leading to the first floor, door to ground floor bathroom.

BATHROOM

7'10" x 6'8" (2.4 x 2.04)

Incorporating a contemporary three piece suite comprising floating wash hand basin within a vanity unit, floating low flush WC, bathtub with shower over. Contemporary tiling to walls with inset LED lighting, radiator, double glazed window.

FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE

10'11" x 8'11" (3.33 x 2.74)

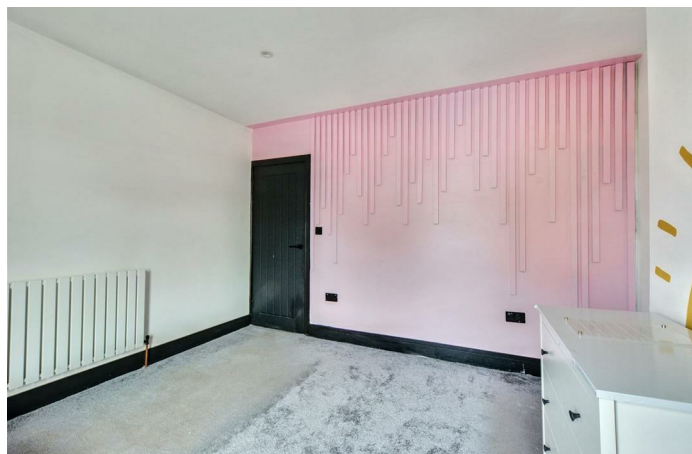
Hatch and ladder to partially boarded loft. Radiator, double glazed window to the rear.

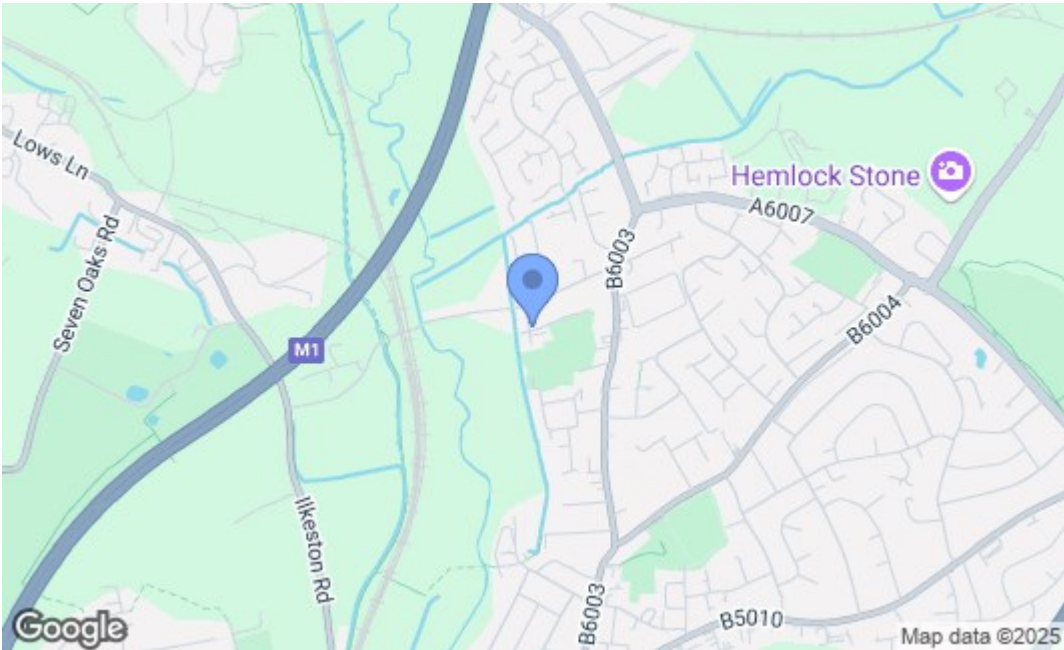
EN-SUITE

Offering a contemporary space with floating wash hand basin within a vanity unit, WC, walk-in shower enclosure with glass screen, contemporary tiling, thermostatically controlled shower. Heated towel rail, double glazed window.

OUTSIDE

To the front is a small front garden with dwarf wall. The rear garden is enclosed with a patio area, section laid to lawn flanked with contemporary raised bedding. There is a summerhouse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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.