



Revill Crescent
Stapleford, Nottingham NG9 8EH

A THREE BEDROOM SEMI DETACHED
HOUSE.

Asking Price £225,000 Freehold



A traditional three bedroom semi detached house offered for sale with NO CHAIN and ready to move into.

Situated in this small cul de sac of similar dwellings with the benefit of off-street parking for at least two vehicles to the front and larger than average rear garden. Conveniently situated within walking distance of local schools, regular bus service, Stapleford town centre and good road networks leading to the A52 which links Nottingham and Derby, Queen's Medical Centre, Nottingham University and Junction 25 of the M1 motorway for further afield.

Central heating from a combination boiler and double glazed throughout. The accommodation comprises entrance hall, through lounge/diner, fitted kitchen and rear lobby to a useful outhouse. To the first floor, the landing provides access to three well proportioned bedrooms and bathroom/WC.

This property is ideal for first time buyers, as well as families. An internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

THROUGH LOUNGE/DINER

19'10" reducing to 10'0" x 15'0" reducing to 8'10" (6.07 reducing to 3.06 x 4.58 reducing to 2.71)

Light and spacious room with gas fire, two radiators, double glazed windows to the front and rear.

KITCHEN

9'6" x 8'7" increasing to 11'10" (2.92 x 2.64 increasing to 3.63)

Range of fitted wall, base and drawer units with work surfacing and inset stainless sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Radiator, walk-in pantry housing gas combination boiler (for central heating and hot water), plumbing and space for washing machine. Double glazed window to the rear, door to rear lobby.

REAR LOBBY

Door to rear garden, door to outhouse/store.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'8" x 9'8" (3.57 x 2.97)

Built-in wardrobe, radiator, double glazed window to the front.

BEDROOM TWO

13'0" x 8'2" (3.97 x 2.50)

Radiator, double glazed window to the rear.

BEDROOM THREE

8'7" reducing to 3'11" x 6'0" increasing to 9'3" (2.62 reducing to 1.20 x 1.84 increasing to 2.84)

Overstairs store cupboard, radiator, double glazed window to the front.

BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled shower over. Heated towel rail, double glazed window.

OUTSIDE

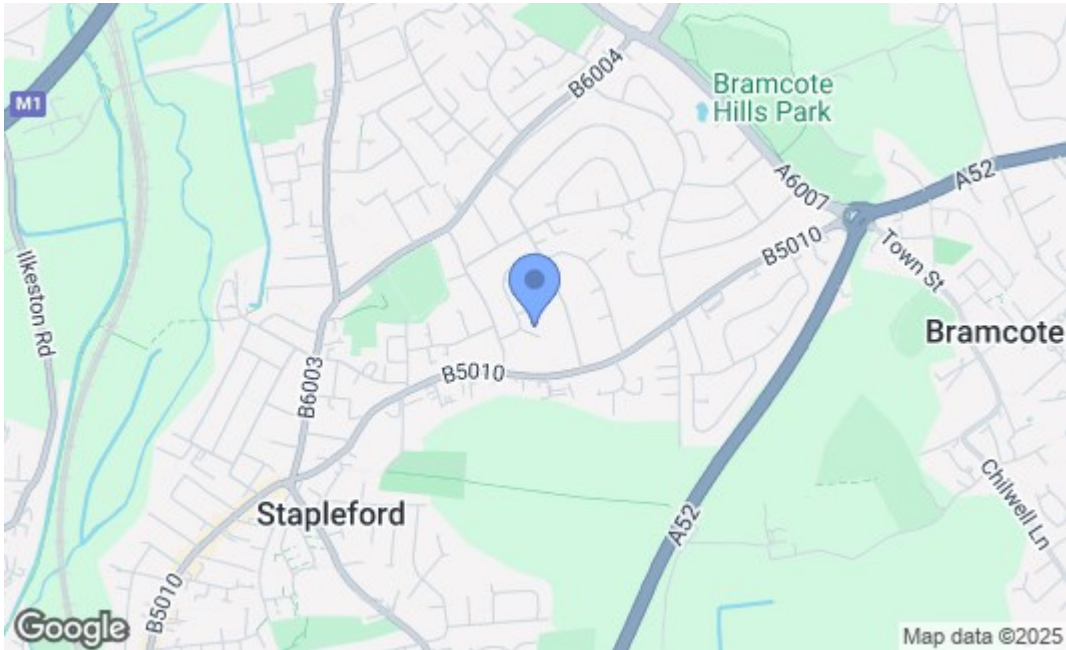
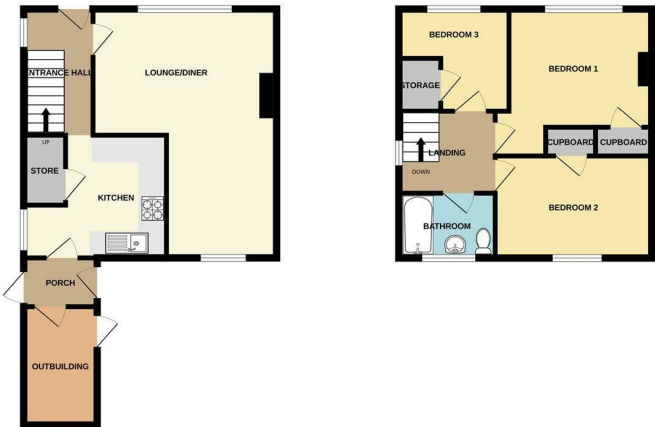
The property is set back from the road and hedged and fenced in front garden is mainly laid to lawn. There is a driveway providing off-street parking for at least two vehicles in tandem and gated pedestrian access at the side of the house leading to the rear garden. The rear garden is a generous size with patio area and steps leading to the main garden which is laid to lawn.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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.