



**Clarehaven**  
**Stapleford, Nottingham NG9 7JF**

**£190,000 Freehold**

A TWO BEDROOM NEO-GEORGIAN END  
TOWN HOUSE OFFERED FOR SALE WITH  
NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEO-GEORGIAN STYLE TWO BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With benefits such as a newly fitted combination boiler located in the roof space, double glazing, front and rear gardens, as well as a garage to the rear.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trusts. There is also easy access to the nearby A52, tram services, as well as Junction 25 of the M1 motorway.

The property also offers easy access to nearby open space of both Queen Elizabeth Park and Archer's Field, as well as the shops, services and amenities in Stapleford town centre.

Although requiring a degree of modernisation and improvement, the property benefits from being at the end of the row, sitting on a generous overall plot.

We highly recommend an internal viewing for those either looking to purchase their first home or as an investment opportunity.



### ENTRANCE HALL

5'6" x 4'6" (1.69 x 1.39)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, meter cupboard with shelving, coat pegs. Door to living room.

### LIVING ROOM

18'9" x 13'6" (5.74 x 4.13)

Georgian-style double glazed bow window to the front, radiator, media points, useful understairs storage space, panel & glazed door to the dining kitchen.

### DINING KITCHEN

13'6" x 10'0" (4.12 x 3.06)

The kitchen comprises a range of matching fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for washing machine, space for full height fridge/freezer, ample space for dining table and chairs, tiled floor, radiator, two double glazed windows to the rear, uPVC panel and double glazed exit door to the rear garden.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Spotlights, loft access point via a pull-down loft ladder to a partially boarded, lit and insulated loft space which also houses the newly fitted gas fired combination boiler for central heating and hot water purposes.

### BEDROOM ONE

14'0" x 10'2" (4.29 x 3.12)

Double glazed window to the front, radiator, laminate flooring, TV point, double & single fitted wardrobe sitting over the top of the staircase with shelving and hanging rail.

### BEDROOM TWO

11'9" x 6'6" (3.60 x 2.00)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, range of fitted furniture including full height wardrobe and overhead storage cupboards.

### BATHROOM

8'5" x 5'5" (2.59 x 1.67)

Four piece suite comprising panel bath with mixer tap and handheld shower attachment, corner tiled and enclosed shower cubicle with sliding glass doors and screen, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Wall mounted bathroom mirror, tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the rear (with fitted roller blind), wall light points, extractor fan.

### OUTSIDE

To the front of the property there is an open plan frontage with potential for garden lawn, pathway providing access to the front entrance door, side access leading down the left hand side of the property which leads to the rear garden.

### TO THE REAR

The rear garden is enclosed with rear pedestrian gate leading to the parking area and garage. The garden is designed for straightforward maintenance being predominantly paved, making an ideal seating area, with contrasting decorative plum slate chippings and garden stones. Within the garden there is an external water tap and lighting point.

### GARAGE

Up and over door to the front.

### DIRECTIONS

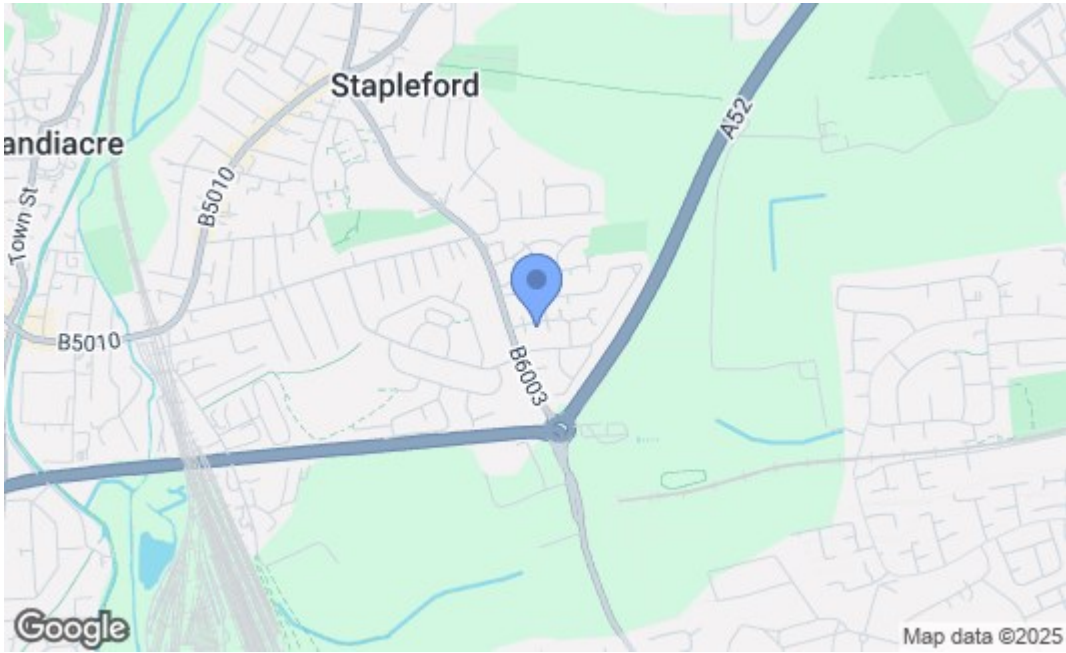
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill (passing the entrance to Fairfield) heading in the direction of the A52 and Bardills roundabout. Take an eventual left hand turn onto Clarehaven and the property can be found on the right hand side, identified by our For Sale board, accessed via the pedestrian footpath in front of the property.

### 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   |         |           |
| (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.