

# Robert Ellis

*look no further...*



**Moorbridge Lane  
Stapleford, Nottingham NG9 8GT**

**£199,500 Freehold**

A LATE 1800'S THREE BEDROOM END  
TERRACED HOUSE WITH SHARED DRIVE,  
GARAGE & GARDEN TO THE REAR.

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS LATE 1800'S FORMER TOBACCO SHOP WHICH IS NOW A THREE BEDROOM END TERRACED HOUSE BENEFITTING FROM A SHARED DRIVEWAY TO THE SIDE AND GARAGE TO THE REAR, BACKING ONTO OPEN FIELDS.

Spacious accommodation with high ceilings split over two floors comprising side entrance lobby, living room with multi-fuel burner, dining room and spacious kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, shared driveway, garage and garden to the rear.

The property would ideally suit those looking to either purchase their first home, have as a long term family home due to the space on offer, and is situated within close proximity of nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust.

There is also easy access to a variety of national and independent retailers and shopping facilities within Stapleford and Beeston town centre which is a short drive away.

For those needing to commute, there is easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



### ENTRANCE LOBBY

4'1" x 3'0" (1.27 x 0.92)

uPVC panel and double glazed side entrance door, radiator, tiled floor, useful understairs storage space with coat pegs. Door to dining room.

### DINING ROOM

15'1" x 12'1" (4.60 x 3.69)

Double glazed window to the rear, radiator, coving, tiled floor, broadband point. Door to kitchen.

### KITCHEN

15'7" x 9'0" (4.76 x 2.75)

Comprising a range of matching soft-closing base and wall storage cupboards and drawers, incorporating roll top work surfaces and inset one and a half bowl porcelain sink and drainer with mixer tap. Four ring gas hob with oven beneath and extractor fan over, space for full height fridge/freezer, space for washing machine, dishwasher, tumble dryer or further under-counter kitchen appliance space, wine chiller, double glazed windows to the side and rear, tiled floor, radiator, spotlights, uPVC panel and double glazed exit door to outside.

### INNER LOBBY

3'1" x 2'11" (0.95 x 0.91)

Stairs rising to the first floor, tiled floor, coving. Dual doors to the living room and dining room.

### LIVING ROOM

15'0" x 11'10" (4.59 x 3.62)

Spanning the full width of the frontage with double glazed window to the front, tiled floor, radiator, coving, feature multi-fuel stove on a raised brick hearth, TV and telephone points, electric meter cupboard box and what are believed to be the original mullions of the house.

### FIRST FLOOR LANDING

Loft access point via pull-down loft ladders to a partially boarded, lit and insulated loft space, three double glazed windows to the right hand side, radiator, coving. Doors to all bedrooms and bathroom.

### BEDROOM ONE

15'0" x 11'10" (4.58 x 3.61)

Two double glazed windows to the front (with fitted blinds), radiator, coving, TV point.

### BEDROOM TWO

12'0" x 11'9" (3.66 x 3.59)

Double glazed window to the rear, radiator, coving, useful overstairs storage closet.

### BEDROOM THREE

9'4" x 8'11" (2.86 x 2.72)

Double glazed window to the side, radiator, coving, decorative ceiling rose, secondary loft hatch.

### SHOWER ROOM

8'7" x 6'0" (2.63 x 1.84)

Three piece suite comprising shower cubicle with dual shower attachment and glass screen, wash hand basin with mixer tap, medium flush WC. Radiator, double glazed window to the side, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, Victorian-style radiator.

### OUTSIDE

There is an enclosed front garden with three fence panels held in place by concrete posts and gravel boards, with the driveway then leading down the right hand side of the property, partially shared with the house next door, allowing for parking space in front of the garage. Lockable access gate into the rear garden.

### TO THE REAR

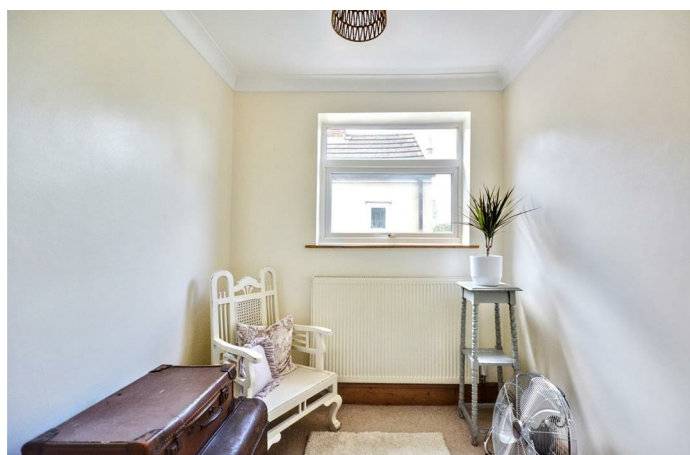
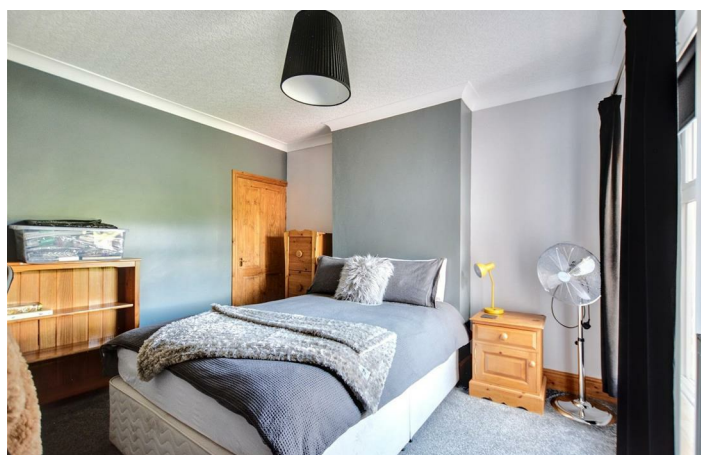
The rear garden is enclosed by timber fencing with concrete posts and gravel boards. The garden is designed for relatively ease of maintenance with planted flower borders housing a variety of mature bushes and shrubbery. Within the garden there is an external water tap, lighting point and power point.

### DETACHED GARAGE

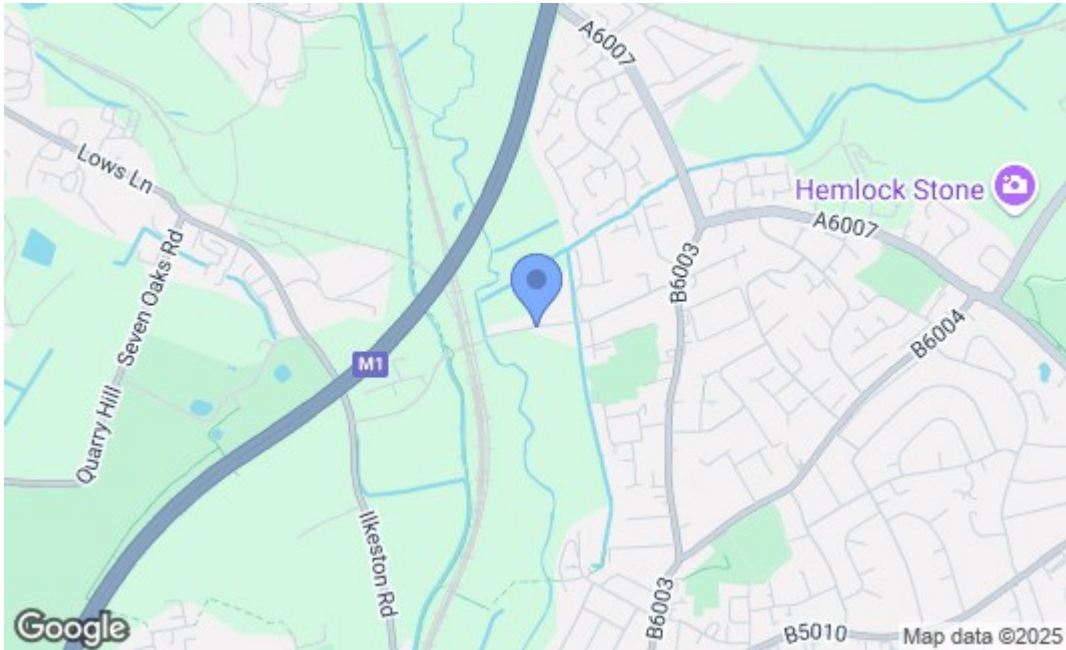
Up and over door to the front, personal access door to the side, power and light points.

### 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 left onto Pasture Road and proceed in the direction of Trowell. Prior to the mini roundabout, turn left onto Moorbridge Lane. Head in the direction of Stanton and the property can be found on the right hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.