

Robert Ellis

look no further...



Frederick Road
Stapleford, Nottingham NG9 8FL

Offers Over £165,000 Freehold

A SURPRISINGLY SPACIOUS & WELL
PRESENTED TWO BEDROOM END
TERRACED HOUSE.

0115 949 0044



/robertellisestateagent



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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM END TERRACED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

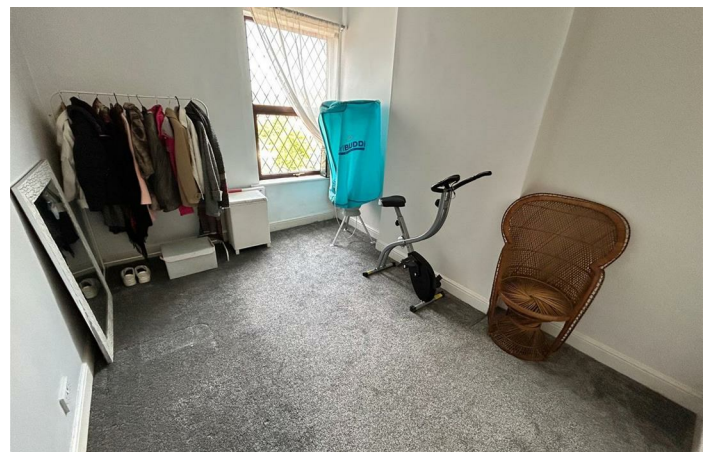
With accommodation over two floors, the ground floor comprises front living room, dining room and kitchen. The first floor landing provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired combination boiler double glazing and generous enclosed garden space to the rear.

We believe the property will suit first time buyers or investors alike as it sits favourably with easy access to the shops and services in Stapleford town centre, as well as a wide variety of national and independent retailers with the town itself.

The property is also located conveniently for schooling for all ages and for those needing to commute, good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



LIVING ROOM

12'3" x 11'11" (3.74 x 3.64)

uPVC panel and double glazed front entrance door, double glazed window to the front, laminate flooring, radiator, picture rail, coving, wall light points, meter cupboard box, TV and telephone points. Door to inner lobby.

INNER LOBBY

3'11" x 2'7" (1.20 x 0.81)

Door to useful understairs storage cupboard, laminate flooring. Opening through to the dining room.

DINING ROOM

12'0" x 11'11" (3.67 x 3.65)

Double glazed window to the rear, radiator, laminate flooring. Door with staircase rising to the first floor. Adam-style fire surround with decorative insert. Door to kitchen.

KITCHEN

8'3" x 7'0" (2.53 x 2.15)

Comprising a range of matching fitted base and wall storage cupboards, with granite effect roll top work surfaces, inset single sink and drainer with central mixer tap and tiled splashbacks. Space for under-counter fridge, plumbing for washing machine (included within the sale), fitted four ring hob with extractor over and oven beneath, double glazed window to the side, uPVC panel and double glazed door to outside, tiled floor, radiator.

FIRST FLOOR LANDING

Loft access point to an insulated loft space. Doors to both bedrooms and bathroom. Radiator.

BEDROOM ONE

11'10" x 11'8" (3.62 x 3.58)

Double glazed window to the front, plug sockets with USB charging points, radiator.

BEDROOM TWO

11'10" x 8'10" (3.63 x 2.70)

Double glazed window to the rear, radiator, useful overstairs storage cupboard which also houses the gas fired combination boiler for central heating and hot water purposes.

BATHROOM

8'2" x 7'1" (2.51 x 2.16)

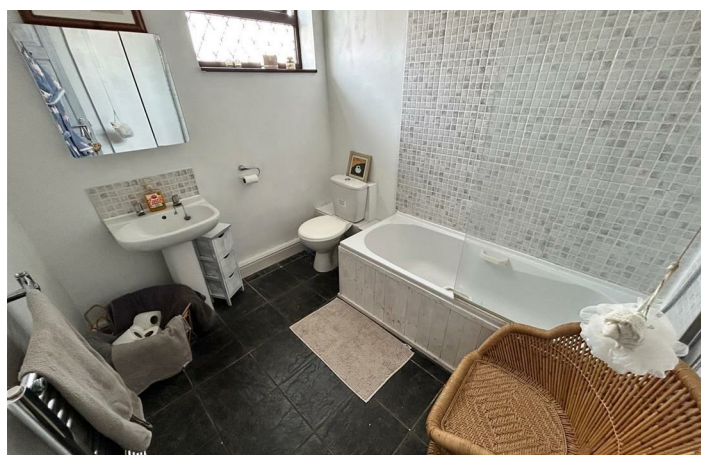
Three piece suite comprising bath with mixer tap, shower attachment over with glass shower screen, push flush WC, wash hand basin with tiled splashbacks. Double glazed window to the rear, mirror fronted bathroom cabinet, chrome ladder towel radiator, extractor fan.

OUTSIDE

To the front of the property there is a dwarf brick boundary wall with paved access to the front entrance door. Side access shared with the neighbouring property then leads to an independent gate and rear garden beyond. The rear garden spans approximately 60ft and is enclosed by timber fencing with concrete posts and gravel boards, incorporating an initial paved patio area (ideal for entertaining). This then leads onto a lawn with chipped back decorative borders to either side, stepping stone access to the foot of the plot.

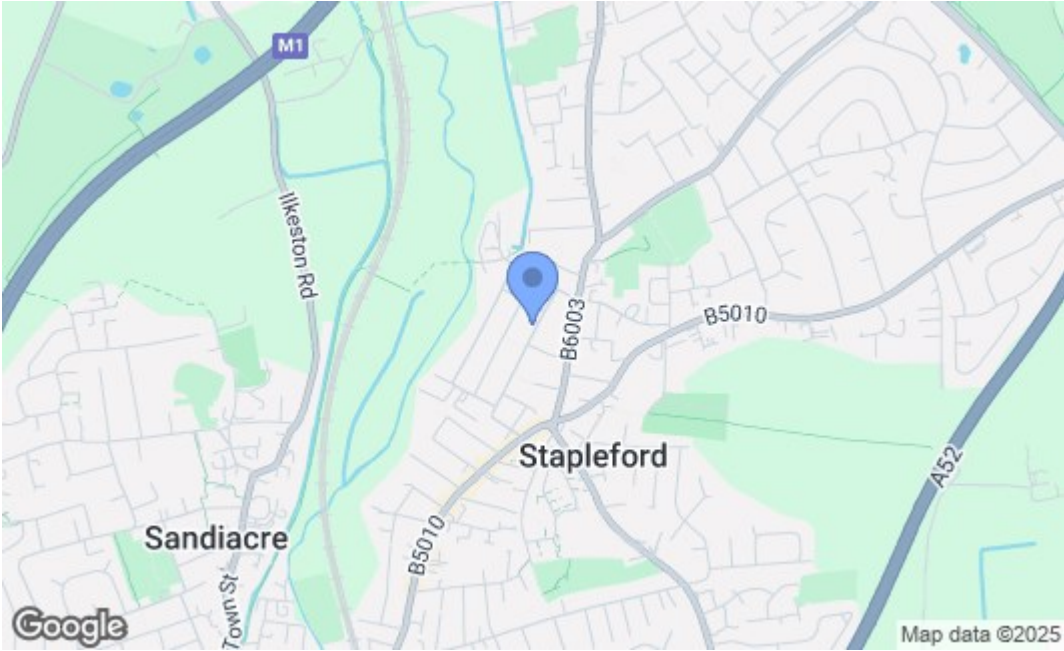
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed immediately right onto Warren Avenue, following the bend in the road which then becomes Frederick Road. Proceed in the direction of the Church and the property can be found on the left hand side, identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
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