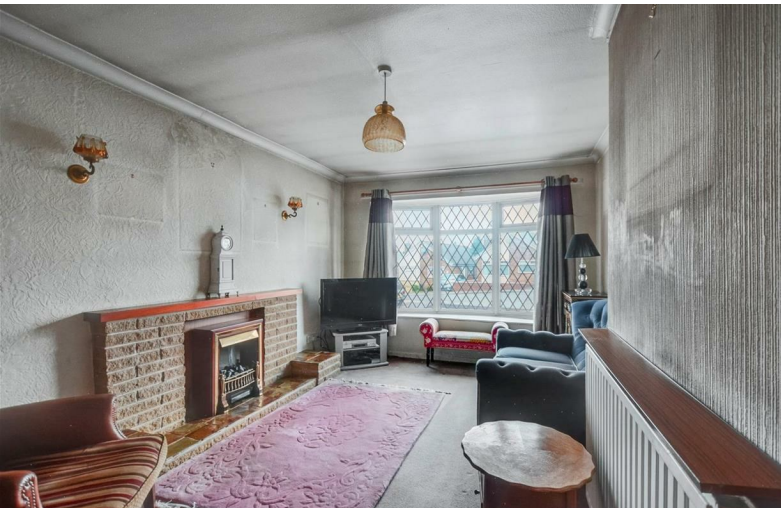




Kelvin Close
Stapleford, Nottingham NG9 7DF

£145,000 Freehold

A TWO BEDROOM DETACHED
BUNGALOW OFFERED FOR SALE WITH
NO UPWARD CHAIN. IN NEED OF
MODERNISATION & IMPROVEMENT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION AND IMPROVEMENT, BEING POSITIONED WITHIN THIS RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

With single level accommodation comprising "L" shaped entrance hallway, spacious living room, kitchen, two bedrooms and three piece bathroom suite.

The property also benefits from gas fired central heating from a traditional boiler system, double glazing, off-street parking, detached garage and garden space to the rear.

The property is now at a point of needing modernisation and improvement throughout. However, benefits from being on a level lying plot within this quiet residential location, making an ideal downsize or retirement property.

The property offers easy access to the nearby high street which offers a wide variety of national and independent retailers, as well as the i4 bus service which can be accessed at the end of Bessell Lane.

We would highly recommend an internal viewing.



"L" SHAPED ENTRANCE HALLWAY

10'11" max x 9'5" (3.34 max x 2.89)

uPVC panel and double glazed side entrance door from the driveway with full height double glazed panel and window to the side of the door, radiator, doors to all bedrooms, bathroom and kitchen. Loft access point with pull-down loft ladders to a useful and useable loft space with lighting and Velux roof window.

LIVING ROOM

17'1" x 8'11" (5.22 x 2.73)

Double glazed bow window to the front, radiator, coving, wall light points, brick and Cornish slate fireplace with coal effect fire, media points.

KITCHEN

11'8" x 8'9" (3.56 x 2.68)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap. Decorative tiled splashbacks, space for cooker, plumbing for washing machine, wall mounted 'Glow Worm' gas central heating boiler, double glazed window to the rear, space for table and chairs, radiator, tiling and paneling to the walls, uPVC panel and double glazed exit door to the garden.

BEDROOM ONE

14'2" x 8'11" (4.32 x 2.73)

uPVC double glazed window to the rear overlooking the rear garden, radiator, coving.

BEDROOM TWO

7'8" x 7'7" (2.35 x 2.32)

Double glazed window to the front, radiator.

BATHROOM

6'3" x 6'2" (1.92 x 1.89)

Three piece suite comprising panel bath with 'Mira Sport' electric shower over, wash hand basin and low flush WC. Partial wall tiling, radiator, double mirror fronted bathroom cabinet, double glazed window to the side.

ATTIC SPACE

Pull-down loft ladders into the hallway. This useful attic

space is lit with vaulted style ceiling and Velux roof window.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking to both the front and side. The side driveway then leads to the detached garage and also offers opening to the rear garden. The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, paving making an ideal entertaining space, an array of planted bushes and shrubbery. A pedestrian gate then leads onto the driveway.

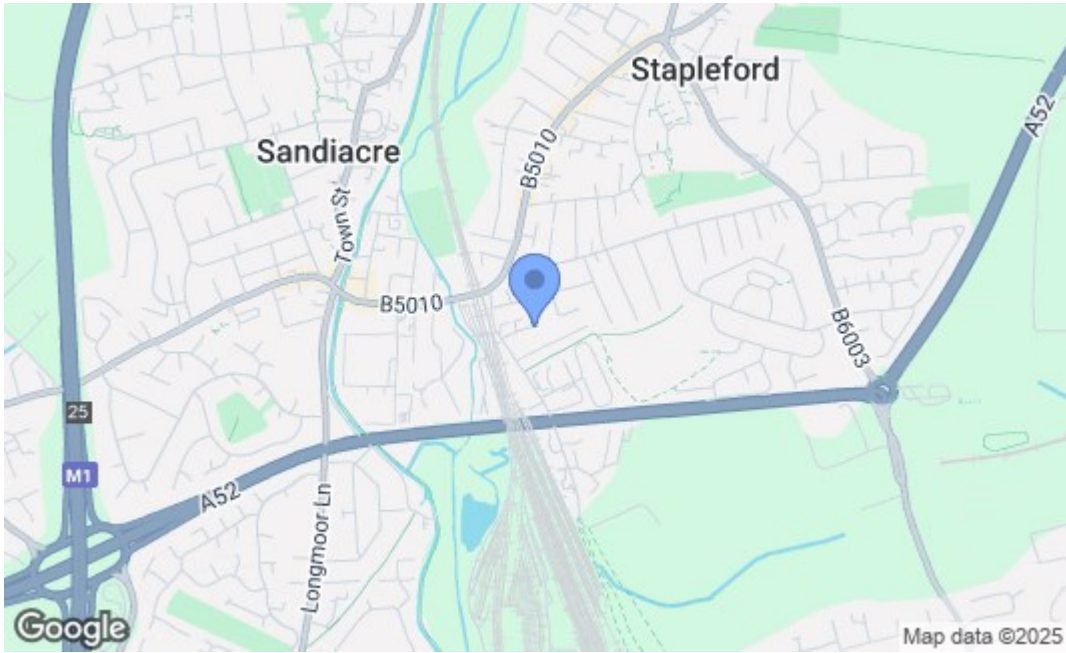
DETACHED GARAGE

Up and over door to the front.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and just prior to the bridge, take a left hand turn onto Bessell Lane. Take a left hand turn into the cul de sac of Kelvin Close 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
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.