

**Frederick Road
Stapleford, Nottingham NG9 8FL**

Guide Price £169,950 Freehold

A TWO BEDROOM MID TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS IDEAL STARTER HOME TWO BEDROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE. NO UPWARD CHAIN.

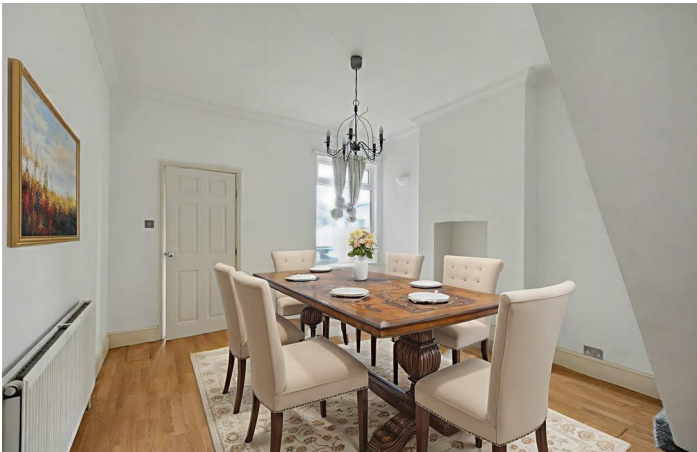
With accommodation over two floors, the ground floor comprises front living room, central dining room and (larger than expected) kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous two tiered enclosed rear garden.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre, whilst also providing easy access to 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.

If required, there is a vast array of nearby schooling and nurseries, as well as open space such as Hickings Lane Recreation Ground and Queen Elizabeth Park.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



LOUNGE

11'10" x 11'10" (3.63 x 3.62)

uPVC panel and double glazed front entrance door with double glazed unit above the door, double glazed window to the front, radiator, media points, coving, central chimney breast incorporating Adam-style fire surround incorporating provision for a fire. Door to dining room.

DINING ROOM

15'3" x 11'10" (4.65 x 3.63)

Double glazed window to the rear, radiator, laminate flooring, coving, wall light points, staircase rising to the first floor, meter cupboard. Door to kitchen.

KITCHEN

16'8" x 7'1" (5.09 x 2.17)

The kitchen comprises a matching range of Shaker-style fitted base storage cupboards with granite-style roll top work surfaces above, incorporating four ring gas hob with oven beneath, inset double bowl sink unit with central mixer tap and tiled splashbacks, space and plumbing for various kitchen appliances, wall mounted "Baxi" gas fired combination boiler for central heating and hot water purposes, tiled floor, radiator, double glazed window to the side (with fitted blinds), coving, spotlights, double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Sensor spotlights, radiator, doors to both bedrooms and bathroom, loft access point to an insulated and boarded loft space with lighting.

BEDROOM ONE

13'10" x 12'0" (4.22 x 3.67)

Two double glazed windows to the front (with fitted blinds), radiator, coving, range of mirror-fronted wardrobes with shelving and hanging space, TV point.

BEDROOM TWO

11'10" x 10'8" (3.63 x 3.27)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, coving, useful overstairs storage cupboard.

OUTSIDE

To the front of the property there is an enclosed front garden with picket-style fence and pathway leading to the front entrance door. Pedestrian leads down the right hand side of the property providing access to the rear garden.

TO THE REAR

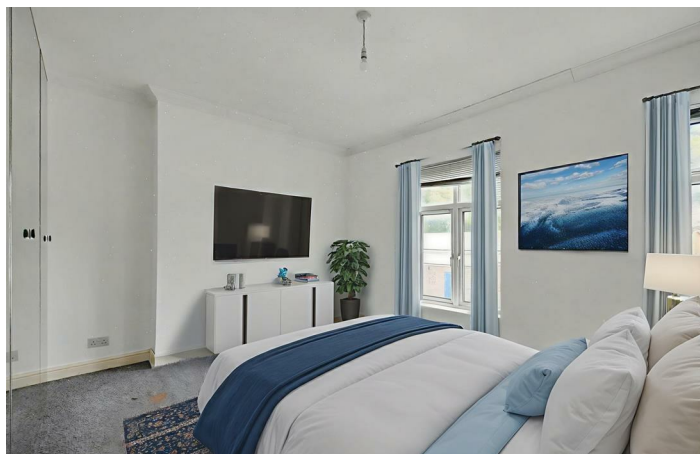
The rear garden is of a good overall proportion being split into two sections with an initial raised patio area (ideal for entertaining), French door access from the kitchen, steps lead to the lower part of the garden which is predominantly lawned enclosed by timber fencing with concrete posts and gravel boards.

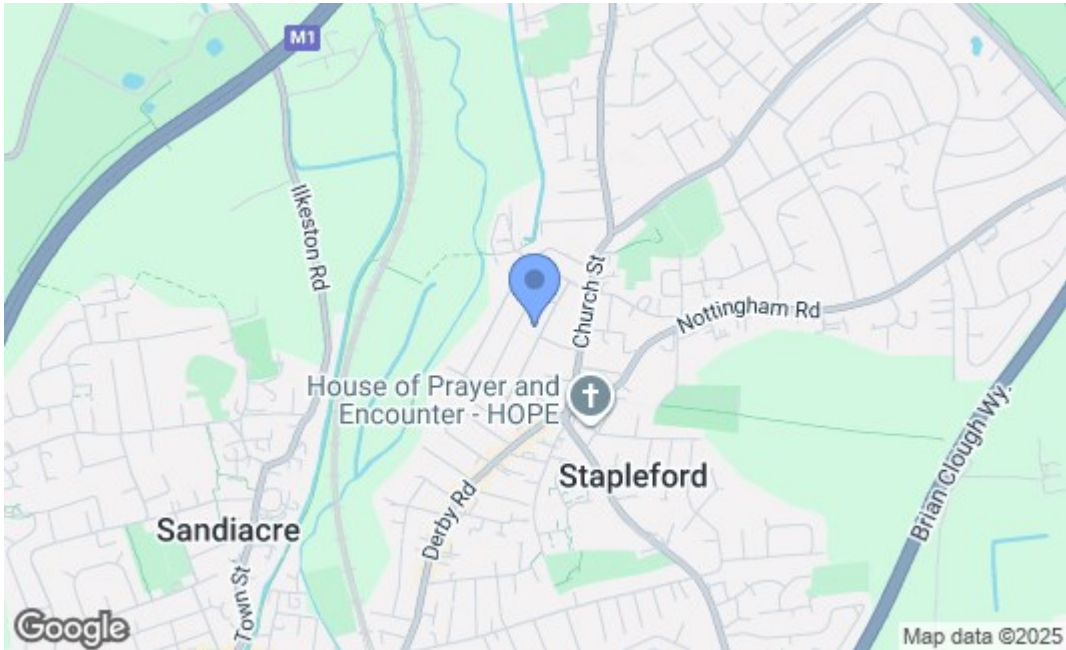
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Turn left onto Mill Road (just prior to the chip shop) and then take the first left onto Frederick Road. The property can be found on the right hand side, identified by our For Sale board.

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		85
(69-80) C		
(55-68) D	59	
(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.