



New Eaton Road  
Stapleford, Nottingham NG9 7EF

A TWO/THREE BEDROOM VICTORIAN  
SEMI DETACHED HOUSE.

**£199,995 Freehold**



A two/three bedroom Victorian semi detached house offered for sale with NO UPWARD CHAIN & VACANT POSSESSION.

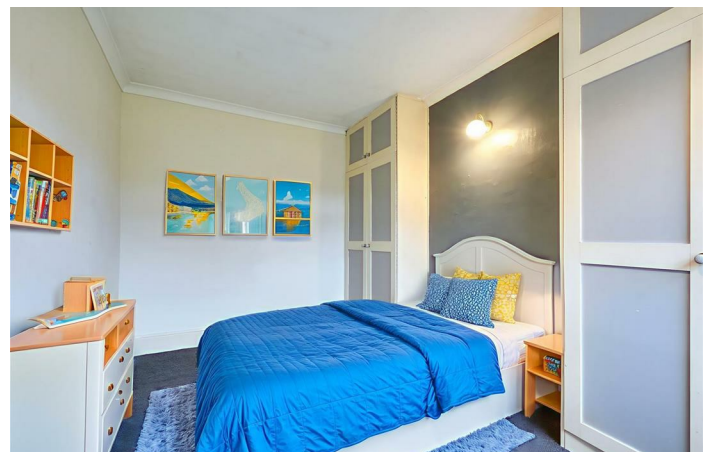
This period property comes to the market in a ready to move into condition with features including gas fired central heating served from combination boiler, double glazed windows (not doors) and a useful utility/WC room.

The property retains some of the original features complimented by modern and contemporary living. The accommodation comprises entrance hall with door leading through to the dining room, archway leading to the living room with a bay window to the front, door to the modern fitted kitchen with the utility/WC beyond. Rising to the first floor, the landing provides access to the main bedroom to the front, double bedroom to the middle and to the rear is a third single bedroom which connects through to the bathroom.

Situated in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within walking distance as is the town centre of Stapleford. Nearby is the park and ride for the Nottingham tram at Bardills island. The A52 is also located at this point which gives direct access to Nottingham and Derby, as well as Beeston and the M1 motorway.

The property enjoys larger than expected rear gardens which are attractively landscaped with patio, central area to lawn and a further decked area to the foot of the plot with garden sheds.

Ideal for first time buyers and young families. An internal viewing is recommended.



## OPEN STORM PORCH

Leaded light glazed front entrance door leading to hallway.

## HALLWAY

Corbelled arch, stairs leading to the first floor. Door to dining room.

## DINING ROOM

11'10" x 11'11" (3.63 x 3.64)

Fire surround, radiator, door to understairs store cupboard, double glazed window to the rear, door to kitchen, archway to living room.

## LIVING ROOM

13'5" x 11'4" (4.10 x 3.46)

Period-style fire surround with inset flame effect gas fire, radiator, picture rail, coving to ceiling, double glazed bay window to the front.

## KITCHEN

12'11" x 7'9" (3.95 x 2.38)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, electric hob. Space for fridge/freezer. Wall mounted gas boiler (for central heating and hot water), radiator, double glazed windows to the rear. Glazed rear exit door. Door to utility/WC.

## UTILITY/WC

Space and plumbing for washing machine, low flush WC, double glazed window.

## FIRST FLOOR LANDING

Wood spindle balustrade, radiator, hatch and ladder to partially boarded loft, built in closet.

## BEDROOM ONE

15'1" x 10'10" (4.62 x 3.32)

Radiator, two double glazed windows to the front.

## BEDROOM TWO

12'0" x 8'5" (3.67 x 2.58)

Two built-in wardrobes, radiator, double glazed window to the rear.

## BEDROOM THREE/DRESSING ROOM

7'8" x 8'0" (2.36 x 2.45)

Double glazed window to the rear, door to bathroom.

## BATHROOM

4'8" x 7'11" (1.44 x 2.43)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Shower screen, partially tiled walls, radiator, double glazed window.

## OUTSIDE

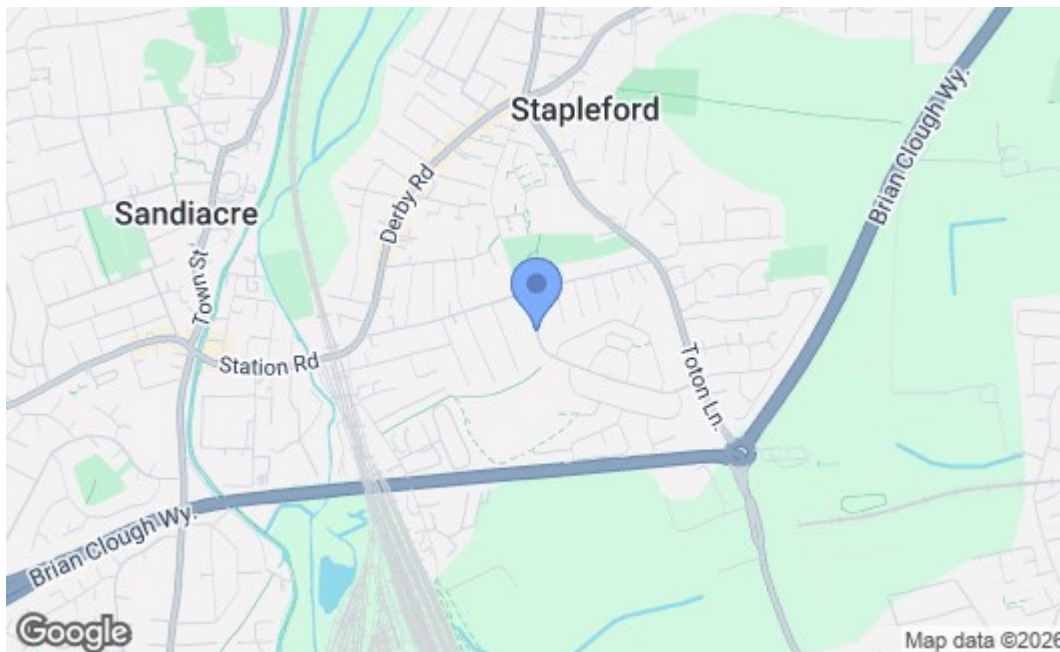
To the front there is a walled-in garden area with broken slate bed and shrubs, with pathway leading to the front door and pathway running along the side with a gate leading to the rear garden. The enclosed rear garden is walled and fenced-in and of a good size with a paved patio area, raised bed with broken slate bedding. A gate opens to the main garden where there is a central area laid to lawn, flanked with mature shrub beds. There is a stepping stone pathway running through the lawn to a further garden area at the foot of the plot where there is a raised decked area, further mature shrub beds and two garden sheds.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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.