



**Albert Avenue
Stapleford, Nottingham NG9 8ET**

Offers Over £200,000 Freehold

A VICTORIAN BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RENOVATED BAY FRONTED VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, separate dining room and newly fitted kitchen. The first floor landing then provides access to three bedrooms and a newly fitted bathroom suite.

The property also benefits from a newly fitted gas fired central heating combination boiler system, replacement double glazing throughout, newly installed kitchen and bathroom, replacement internal doors, redecorated and new carpets throughout.

The property also benefit from a generous enclosed rear garden and is situated within walking distance of the shops, services and amenities in Stapleford town centre.

There is easy access to nearby excellent schooling for all ages, as well as transport links including the i4 bus service, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway.

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



ENTRANCE HALL

12'11" x 2'11" (3.94 x 0.91)

uPVC panel and double glazed front entrance door with double glazed window to the top of the door frame, radiator, turning staircase rising to the first floor, decorative coving, internal doors to living room and dining room.

LIVING ROOM

14'0" x 11'11" (4.27 x 3.65)

Double glazed bay window to the front, radiator, decorative coving, fixed shelving, media points, central chimney breast with decorative tiling and provision for gas fire.

DINING ROOM

11'11" x 11'10" (3.64 x 3.61)

Double glazed window to the rear, radiator, central chimney breast with Adam-style fire surround, original fitted cupboards and drawers within the recess, door to kitchen.

KITCHEN

10'3" x 9'2" (3.13 x 2.81)

The kitchen comprises a matching range of newly fitted base and wall storage cupboards, with marble style roll top work surfaces incorporating porcelain one and a half bowl sink with draining board and pull-out spray hose mixer tap. Fitted four ring hob with extractor over, plumbing for washing machine, built-in fridge/freezer and oven, decorative tiled splashbacks, tiled floor, double glazed window to the side, uPVC panel and double glazed exit door to the garden, vertical radiator, useful rear storage cupboard with double glazed window to the rear, as well as an additional understairs storage pantry with shelving.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Decorative wood spindle balustrade, loft access point, original fitted storage cupboard with shelving and hanging rail.

BEDROOM ONE

12'9" to wardrobes x 11'11" (3.90 to wardrobes x 3.64)

Two double glazed windows to the front, radiator, coving, picture rail, range of fitted wardrobes incorporating shelving and hanging rails.

BEDROOM TWO

11'10" x 9'4" (3.61 x 2.86)

Double glazed window to the rear, radiator, coving.

BEDROOM THREE

9'4" x 8'10" (2.85 x 2.71)

Double glazed window to the rear, radiator, coving, boiler cupboard housing a newly installed gas fired combination boiler for central heating and hot water purposes.

BATHROOM

6'4" x 5'11" (1.95 x 1.81)

Newly fitted three piece suite comprising bath, wash hand basin with mixer tap and storage cupboards beneath, push flush WC. Tiling to the walls and floor, double glazed window to the side, extractor fan, radiator.

OUTSIDE

To the front of the property a dwarf brick boundary wall, pedestrian gate and pathway provide access to the front entrance door. Pedestrian side access leads down the right hand side of the property and then into the rear garden. The rear garden is of a good overall proportion and incorporates a useful brick outside store. Initially, there is a patio/courtyard area (ideal for entertaining), beyond which is a lawn section which is enclosed by timber fencing to either side.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take a right hand turn onto Albert Avenue. The property can be found almost immediately on the left 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		64	77
(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.