



**Eatons Road
Stapleford, Nottingham NG9 7EA**

£169,995 Freehold

A TWO/THREE BEDROOM END TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN WITH THE BENEFIT OF A
DOUBLE GARAGE TO THE REAR.

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS TWO/THREE BEDROOM END TERRACED HOUSE WITH WALKING DISTANCE OF THE TOWN CENTRE AMENITIES AND EXCELLENT SCHOOLING.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room, kitchen, rear hallway, bathroom and ground floor rear lobby. The first floor landing provides access to two bedroom and a rear walk-through third bedroom/nursery/office space.

The property also benefits from gas fired central heating from a combination boiler, double glazing, shared driveway leading to rear off-street parking and a detached double garage.

The property offers easy access to town centre amenities, as well as excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram services and the i4 bus service.

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



LIVING ROOM

12'0" x 11'5" (3.66 x 3.49)

uPVC panel and double glazed front entrance door, double glazed window to the front, meter cupboard, additional double glazed window to the side (with fitted roller blind), radiator, media points, central chimney breast incorporating a plug-in coal effect electric fire. Door to inner lobby.

INNER LOBBY

2'10" x 2'8" (0.87 x 0.82)

Open archway leading through to the dining room, useful under stairs storage space with shelving.

DINING ROOM

12'5" x 12'4" (3.80 x 3.77)

Double glazed window to the side (with fitted roller blind), radiator, door and staircase rising to the first floor, archway leading through to the kitchen.

BREAKFAST KITCHEN

12'2" x 8'5" (3.72 x 2.57)

The kitchen area comprises a matching range of fitted base storage cupboards, with roll top work surfaces incorporating a single sink and draining board with central mixer tap. Space and plumbing for under-counter kitchen appliances, space for cooker with extractor canopy over, wall mounted gas fired combination boiler for central heating and hot water purposes, double glazed window to the side (with fitted roller blind), window to the rear (not double glazed), adjacent wall mounted matching storage cupboards and fitted breakfast bar. Tile effect flooring, opening through to the rear hallway.

REAR HALLWAY

6'0" x 3'1" (1.85 x 0.96)

Radiator, panel and glazed door into the rear porch, door to bathroom.

BATHROOM

6'1" x 5'4" (2.11 x 1.63)

Three piece suite comprising panel bath with 'Triton' electric shower, wash hand basin, push flush WC. Tiling to the walls, double glazed window to the side (with fitted blind), radiator.

REAR LOBBY

4'4" x 3'11" (1.33 x 1.20)

uPVC panel and double glazed exit door to outside, double glazed window to the rear (with fitted roller blind).

FIRST FLOOR LANDING

Loft access point, doors to bedrooms one and two.



BEDROOM TWO

12'0" x 11'5" (3.66 x 3.50)

Double glazed window to the front, radiator.

BEDROOM ONE

11'11" x 11'6" (3.65 x 3.52)

Double glazed window to the rear, radiator. Door to bedroom three/nursery.

BEDROOM THREE/NURSERY

8'0" x 6'0" (2.45 x 1.83)

Double glazed window to the rear (with fitted roller blind), radiator.

OUTSIDE

To the front of the property there is a small and easy to maintain garden with stepped access and pathway leading to the front entrance door being enclosed by a brick wall to the boundary lines. Lowered kerb entry providing access to a shared driveway with the property to the left, which leads through a pedestrian gate into the rear garden and providing access to the detached pitched roof double garage.

TO THE REAR

The rear garden is enclosed and designed for straightforward maintenance being predominantly tarmac providing a useful parking area or entertaining space. To the side of the garage there is a pathway and rear pedestrian gate. Within the garden there is an external water tap.

DETACHED DOUBLE GARAGE

Twin opening up and over doors to the front, pitched roof, power and lighting points, rear sink unit with draining board and water heater (not tested) with storage cabinets beneath and a separate rear WC housing a low flush toilet (not tested). The garage is in need of maintenance and cosmetic repair.

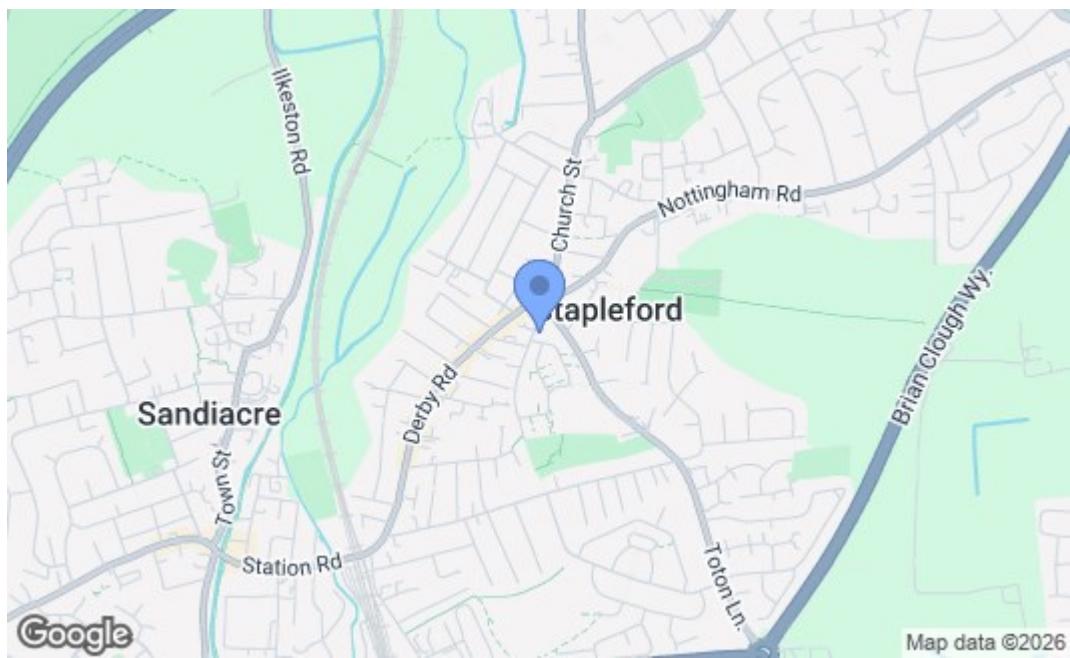
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take an immediate right onto Eaton Road and the property can be found on the left 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 | | 86 |
| (81-91) B | | 66 |
| (69-80) C | | |
| (55-68) D | | |
| (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.