



30 Clarehaven, Stapleford, Nottingham, NG9 7JF

£975

- Stapleford
- 1 bathroom
- Close to local amenities
- Ideal for couples / small families
- Council Tax - B
- 2 bedrooms
- Spacious reception room
- Easy access to transport links
- Quiet residential area
- EPC Rating- C

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*** WELL MAINTAINED TWO BEDROOM HOUSE IN HIGHLY DESIREABLE AREA OF CLAREHAVEN, STAPLEFORD ***

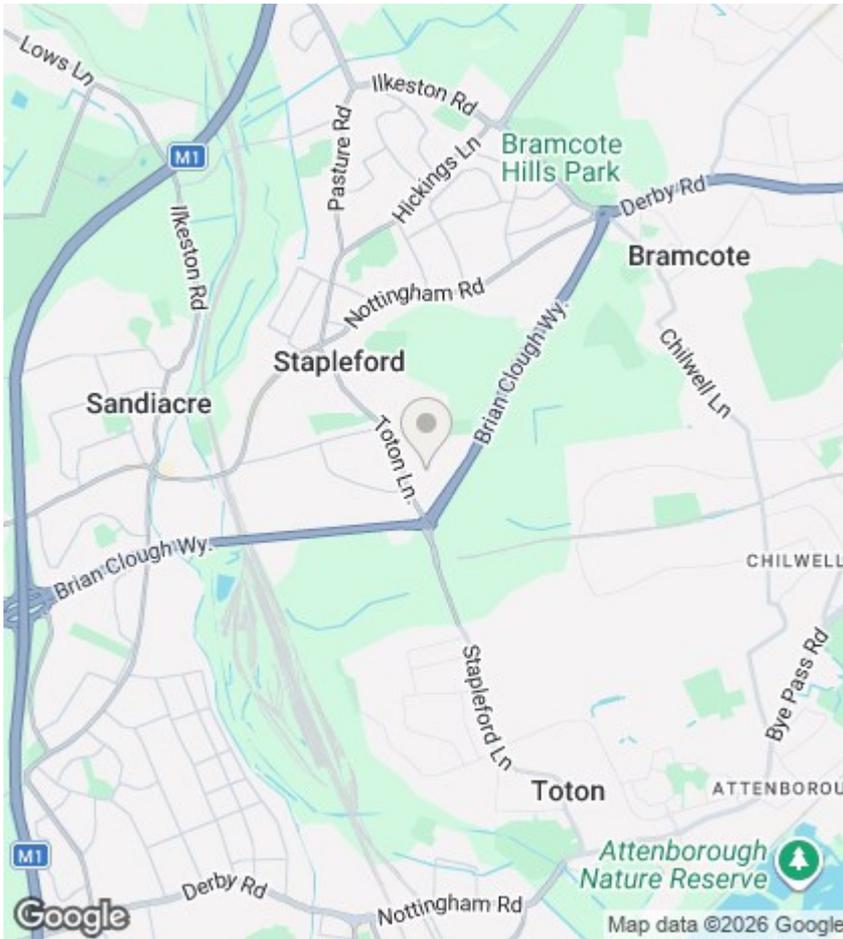
Robert Ellis are excited to offer to the market this beautiful and well-presented two double bedroom, semi-detached house, situated in the popular residential area of Clarehaven, Stapleford. Offering excellent access to local amenities and transport links, Stapleford town centre is within easy reach, offering a variety of shops, cafés and supermarkets. Excellent transport links include nearby tram services from Toton Lane, regular bus routes and convenient access to the A52 and M1.

The property is briefly comprised of: entrance hallway, spacious lounge and modern fitted kitchen. To the first floor: two double bedrooms including a large master with built-in wardrobe, and a modern bathroom featuring a waterfall shower and bath.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	