



Warren Avenue  
Stapleford, Nottingham NG9 8EY

**£250,000 Freehold**

AN EDWARDIAN BOX BAY FRONTED  
THREE BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RECENTLY RENOVATED EDWARDIAN BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED IN THE HEART OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises spacious 7.5m long hallway, box bay fronted living room, separate dining room, newly fitted kitchen and utility room. The first floor landing then provides access to three double bedrooms, as well as a three piece shower room (newly fitted).

The property also benefits from gas fired central heating from a combination boiler (newly fitted), (majority) double glazing, recently re-covered roof and an enclosed rear garden.

The property is located in the heart of Stapleford town centre, with easy access to all of the shops, services and amenities within. There is also good access to nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is a vast array of nearby schooling for all ages, as well as access to outdoor space including the Erewash Canal footpath which is situated a short walk away.

The property is in a ready to move into condition, having recently undergone a full program of renovations and updating throughout including new kitchen, bathroom, central heating, floor coverings and decor.

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



## ENTRANCE HALL

24'2" x 6'1" (7.38 x 1.87)

uPVC panel and stained glass front entrance door with double glazed window above the door, radiator, decorative coving and archways, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage space with coat pegs. Doors to both reception rooms and kitchen.

## LIVING ROOM

16'4" into bay x 12'7" (5.00 into bay x 3.85)

Walk-in box bay window to the front with stained glass top panels, decorative coving, picture rail, radiator, meter cupboard box, media points, central chimney breast incorporating a decorative Adam-style fire surround.

## DINING ROOM

12'9" x 10'9" (3.91 x 3.30)

uPVC double glazed window to the rear, radiator, picture rail, ceiling rose, central chimney breast incorporating a decorative Adam-style fire surround with tiled insert.

## KITCHEN

13'3" x 8'9" (4.05 x 2.68)

Newly fitted kitchen comprises matching range of handle-less soft-closing base and wall storage cupboards and drawers with square edge work surfacing incorporating single sink and draining board with central mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated dishwasher, matching counter-top breakfast bar, double glazed window to the side, radiator, uPVC panel and double glazed exit door to outside, laminate-style vinyl flooring. Door to utility room.

## UTILITY ROOM

10'10" x 3'5" (3.32 x 1.05)

Matching worktop space and upstands, plumbing for washing machine, double glazed window to the side, laminate-style flooring, wall mounted 'Worcester' gas fired combination boiler (newly fitted).

## FIRST FLOOR LANDING

Decorative wood spindle balustrade continuing from the entrance hall, loft access point. Doors to bedrooms and shower room.

## BEDROOM ONE

16'4" x 12'6" (4.98 x 3.82)

Two double glazed windows to the front, radiator, central chimney breast incorporating a decorative Adam-style fire surround with inset tiles.

## BEDROOM TWO

12'10" x 10'5" (3.92 x 3.19)

Double glazed window to the rear overlooking the rear garden, radiator, central chimney breast incorporating Adam-style fire surround with inset fireplace.

## BEDROOM THREE

13'1" reducing to 9'11" x 10'6" (4.00 reducing to 3.03 x 3.21)

Double glazed window to the rear overlooking the rear garden, radiator, chimney breast incorporating a decorative fireplace.

## SHOWER ROOM

6'10" reducing to 4'3" x 6'10" (2.10 reducing to 1.30 x 2.10)

Newly fitted three piece suite comprising walk-in double shower cubicle with sliding glass screen and dual attachment shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Wall mounted bathroom cabinet, extractor fan, double glazed window to the side, radiator, decorative boarding and laminate-style flooring.

## OUTSIDE

To the front of the property, there is an enclosed garden with a block paved pathway providing access to the front entrance open porch, planted beds and borders housing a variety of bushes and shrubbery, offering privacy from the road, pedestrian gated entrance and side access leading to the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing and brick wall to the boundary lines, pedestrian gated access leads back round to the front. Good size block paved patio area (ideal for entertaining) which leads onto three useful external brick stores (one of which houses the gas meter and one was previously an outside WC). Historically, other properties have utilised the space provided by these outbuildings to incorporate into the kitchen accommodation or make further use of reception room space (subject to the relevant permissions and approvals). The block paving provides access to a central lawn section with planted rockery and beds housing a variety of bushes and shrubbery. There is an external water tap and lighting point.

## AGENTS NOTE

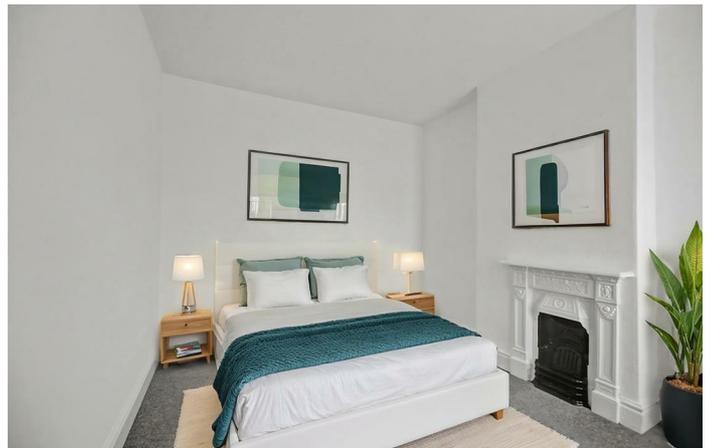
Some of the internal images have virtual staging to give an impression of how to furnish the property.

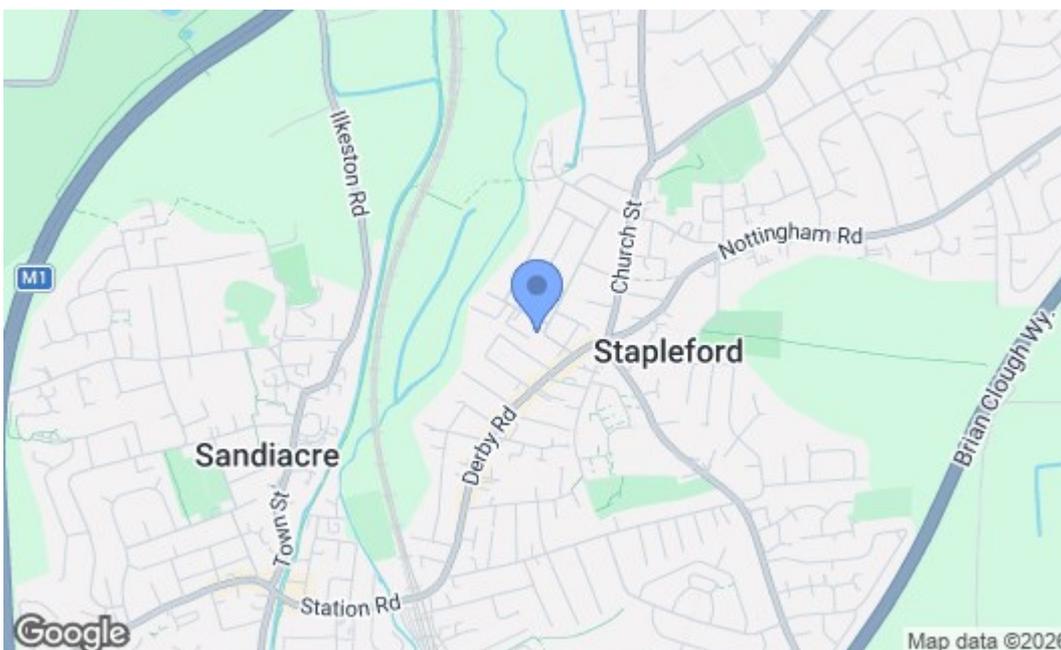
## AGENTS NOTE

The area is served by a permit parking scheme to which residents can apply for a permit and visitors spaces through the local Council.

## DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and the property can be found on the right hand side, prior to the town hall building.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.