



Harriett Street
Stapleford, Nottingham NG9 8FG

Asking Price £195,000 Freehold

A TRADITIONAL BAY FRONTED TWO
BEDROOM SEMI DETACHED HOUSE.

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, bay fronted living room, breakfast kitchen, rear lobby and utility room. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is located within walking distance of town centre amenities, as well as being on the doorstep to excellent schooling for all ages and good transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL

5'1" x 4'3" (1.57 x 1.32)

uPVC panel and double glazed front entrance door, laminate flooring, stairs rising to the first floor.

LIVING ROOM

14'0" x 13'10" (4.27 x 4.23)

Double glazed bay window to the front, media points, laminate flooring, picture rail, radiator. Door to dining kitchen.

DINING KITCHEN

12'0" x 11'6" (3.66 x 3.51)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and drainer. Fitted oven, hob and extractor hood, double glazed window to the rear, tiled floor, radiator.

REAR LOBBY

5'5" x 2'10" (1.67 x 0.87)

Tiled floor, uPVC panel and double glazed side exit door to outside, useful storage cupboard.

UTILITY ROOM

7'10" x 4'9" (2.39 x 1.46)

Roll top work surfacing with inset single sink and draining board with tiled splashbacks, double glazed window to the side, plumbing and space for kitchen appliances, tiled floor.

FIRST FLOOR LANDING

Double glazed window to the side, doors to both bedrooms and bathroom.

BEDROOM ONE

14'0" x 11'11" (4.29 x 3.64)

Double glazed windows to the front, radiator, useful storage closet.

BEDROOM TWO

11'9" x 10'0" (3.59 x 3.05)

Double glazed window to the rear, radiator.

BATHROOM

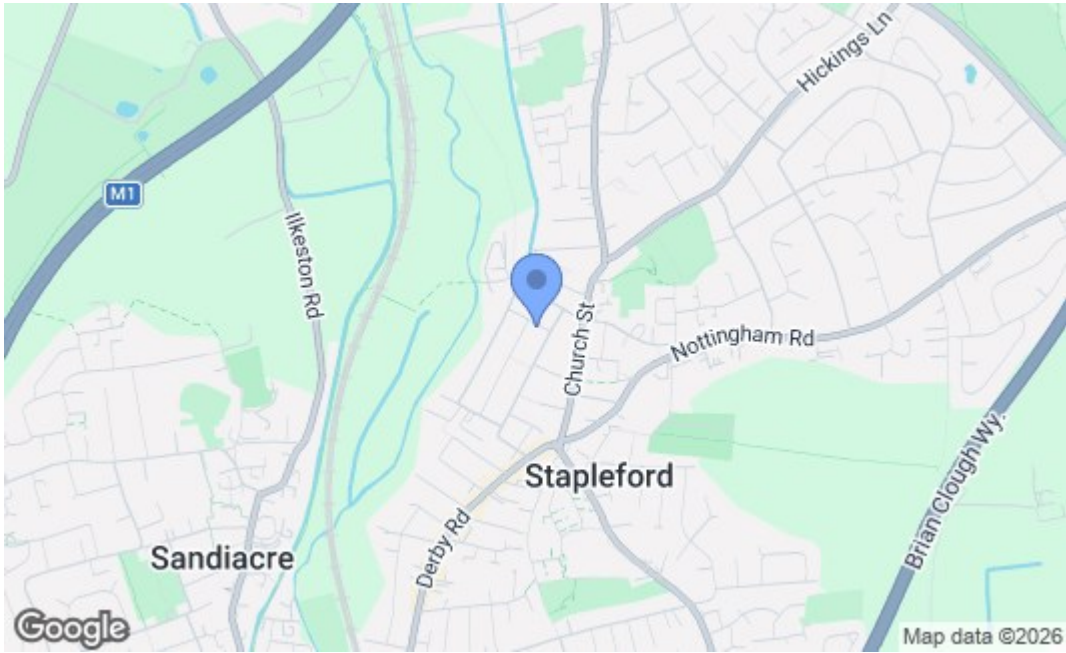
7'11" x 6'11" (2.42 x 2.12)

Three piece suite comprising panel bath with glass screen

and mains shower over, wash hand basin with tiled splashback, push flush WC. Double glazed window to the rear, radiator, extractor fan, partial tiling to the walls, bathroom cabinet, loft access point.

OUTSIDE

To the front of the property, there is an enclosed garden with pedestrian gate and pathway providing access to the front entrance porch. Pedestrian gated access then leads into the rear garden. The rear garden is enclosed by timber fencing and offers an initial paved patio leading onto a lawn. Planted beds and borders housing a variety of shrubbery, as well as a concrete base (ideal for greenhouse or shed). There is an external water tap and lighting point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.