



Mill Road
Stapleford, Nottingham NG9 8GD

£165,000 Freehold

A RENOVATED READY TO MOVE INTO
TWO BEDROOM MID TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RECENTLY RENOVATED READY TO MOVE INTO TWO BEDROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance lobby hallway with staircase rising to the first floor, generous living room and full width breakfast dining kitchen. The first floor landing then provides access to two bedrooms and a modern three piece 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 good transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. Excellent schooling for all ages is within easy reach.

The property has been renovated to a high standard with modern fitted kitchen and bathroom, making it an ideal first time buy or young family home. We highly recommend an internal viewing.



ENTRANCE HALL

3'10" x 3'5" (1.17 x 1.05)

Feature composite and double glazed front entrance door, radiator, staircase rising to the first floor, high quality LVT flooring. Door to lounge.

LOUNGE

14'2" x 14'0" (4.34 x 4.29)

Double glazed window to the front, radiator, media points, high quality LVT flooring. Door to dining kitchen.

DINING KITCHEN

14'1" x 9'4" (4.30 x 2.87)

The kitchen comprises a modern fitted range of wall, base and drawer units with butcher's block style square edge work surfacing with tiled splashbacks incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and in-built eye level electric fan-assisted oven. Plumbing for washing machine, space for full height fridge/freezer, high quality LVT flooring to match the living room, space for table and chairs, radiator, box-in meter cupboard, LED lighting, double glazed window to the rear, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

12'3" x 11'9" (3.74 x 3.59)

Double glazed window to the front, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

BEDROOM TWO

11'4" x 7'4" (3.46 x 2.26)

Double glazed window to the rear, radiator.

BATHROOM

7'5" x 5'7" (2.28 x 1.72)

Modern white three piece suite comprising panel bath with glass shower screen, mains dual attachment shower over, push flush WC, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath. Contrasting

decorative tiling to one wall, chrome ladder towel radiator, double glazed window to the rear, LED spotlights, extractor fan.

OUTSIDE

To the front, there is a garden with picket style fence, pathway to the front entrance door and decorative gravel stone chippings making for straightforward maintenance.

TO THE REAR

The rear garden is enclosed by timber fencing to all boundaries with rear access pedestrian gate and pathway providing access back to the front. Initial paved patio seating area leading onto a turfed rear garden.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take a left hand turn after passing St. Helen's Church onto Mill Road and the property can be found on the right 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.

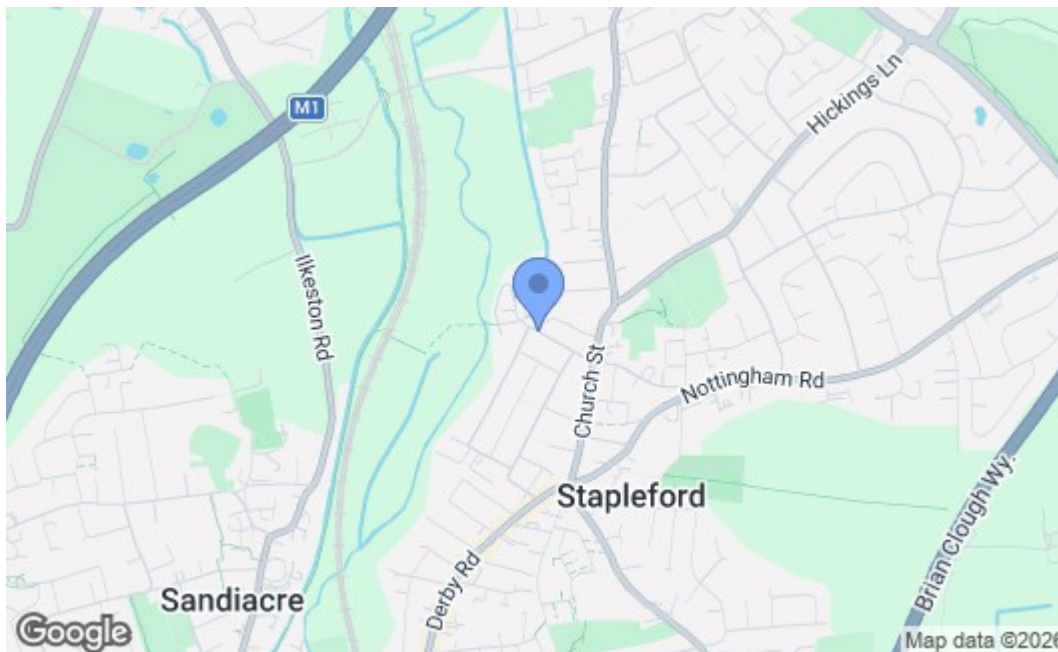
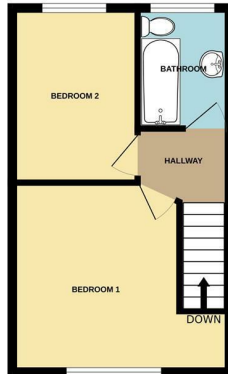
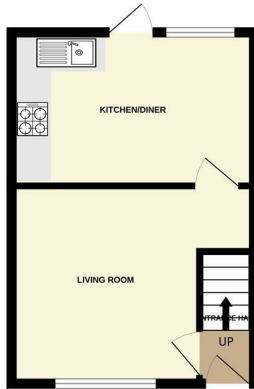




GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.