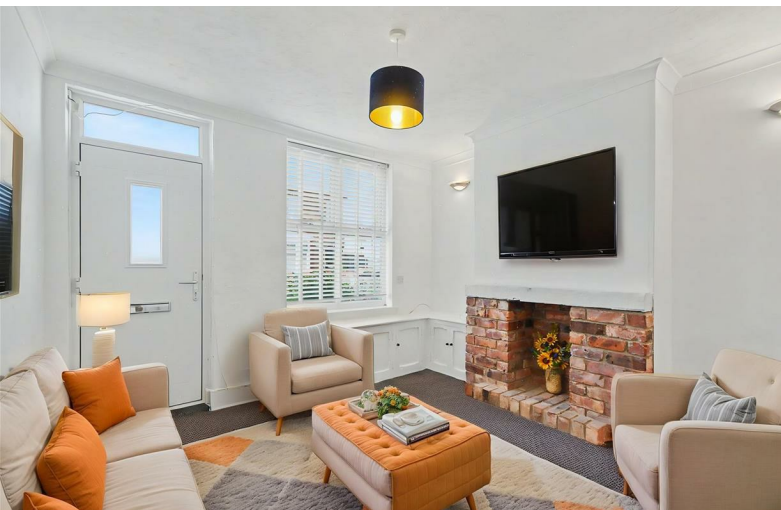




**Harriett Street
Stapleford, Nottingham NG9 8FG**

A TWO DOUBLE BEDROOM MID
TERRACED HOUSE.

Offers Over £150,000 Freehold



A two double bedroom period mid terraced house offered for sale with NO CHAIN and in a ready to move into condition.

A particular feature of this property is the living/dining space which open through to a modern fitted kitchen. This offers a great entertaining and social space. In addition to this, there is a separate lounge to the front of the property which has a feature exposed brick chimney breast.

The property is centrally heated by a gas fired combination boiler and is double glazed throughout. Additional features include a modern/contemporary bathroom to the first floor and two double bedrooms.

Situated on this attractive residential street, enjoying good sized rear gardens with patio area, section to artificial lawn and an attractive decked area at the foot of the plot.

Conveniently situated no more than 10 minutes walk to the town centre of Stapleford, offering a good variety of shops and facilities, as well as a regular bus service linking Nottingham and Derby, along with Beeston and Queen's Medical Centre.

We believe this property will make a fantastic first home, as well as being ideal for those looking to downsize.

Viewing recommended.



LOUNGE

11'11" x 11'3" (3.64 x 3.44)

Feature exposed brick chimney breast, radiator, double glazed window to the front and composite front entrance door. Door to inner lobby with understairs store cupboard and open to dining room.

DINING ROOM

11'11" x 11'1" (3.64 x 3.40)

Feature chimney breast, radiator, electric wood burner effect fire included, door to stairs leading to the first floor, double glazed window to the rear and open to the kitchen.

KITCHEN

16'4" x 5'9" (5 x 1.77)

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Wall mounted gas combination boiler (for central heating and hot water). Plumbing for washing machine and tumble dryer space. Integrated dishwasher. Double glazed window and door to the rear.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

12'0" x 11'3" (3.68 x 3.44)

Radiator, double glazed window to the front.

BEDROOM TWO

12'0" x 8'2" (3.66 x 2.51)

Overstairs store cupboard, radiator, double glazed window to the rear.

BATHROOM

9'0" x 5'10" (2.76 x 1.80)

Modern three piece suite comprising wash hand basin with vanity unit, low flush WC and "L" shaped shower bath with twin rose thermostatically controlled shower over. Heated towel rail, double glazed window.

OUTSIDE

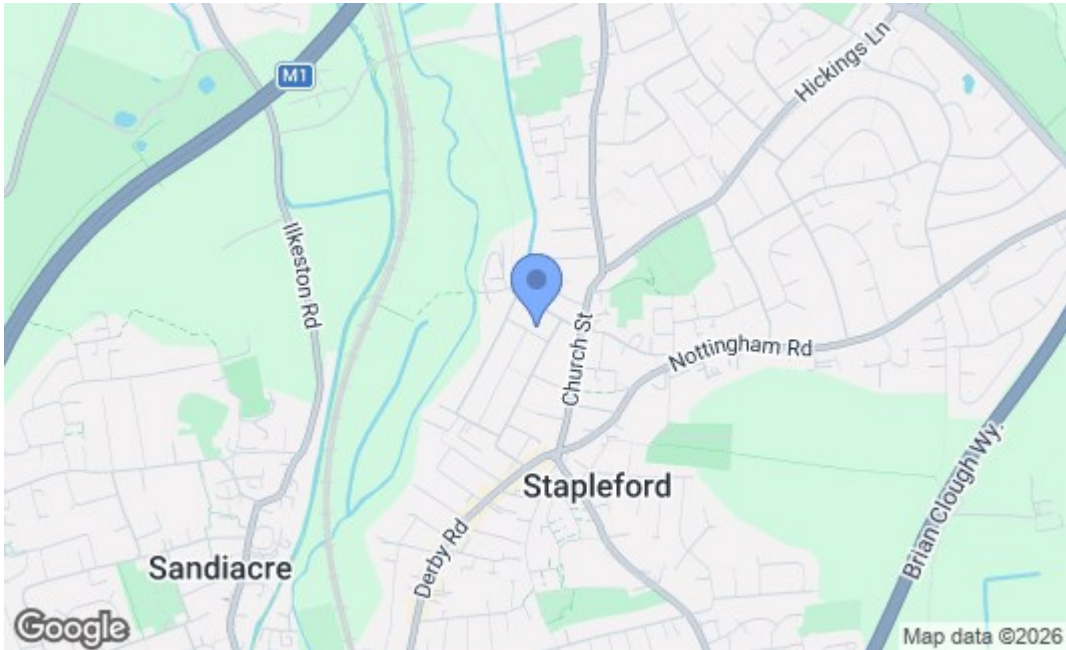
To the front, there is a small walled-in frontage with

pathway leading to the front door. The rear garden is fenced and enclosed with patio area beyond the rear elevation, middle section laid to artificial lawn with a decked area at the foot of the plot.

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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.