



Warren Avenue  
Stapleford, Nottingham NG9 8FD

A THREE BEDROOM END TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.

**£175,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS, SERVICES AND AMENITIES IN STAPLEFORD TOWN CENTRE.

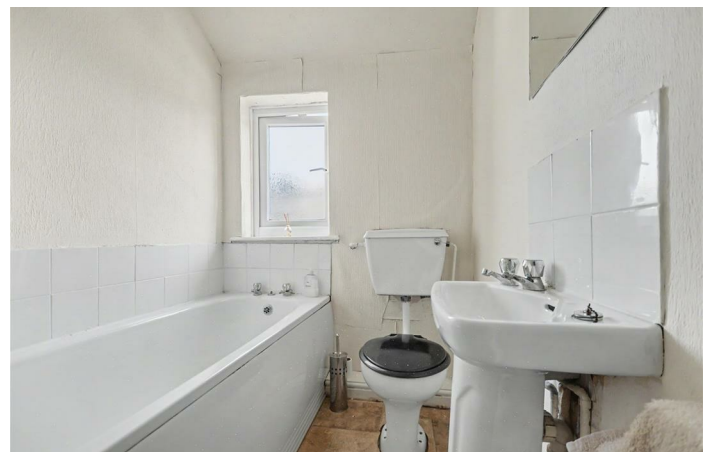
With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and enclosed rear garden.

The property is located within walking distance of all the shops, services and amenities in Stapleford town centre. There is an array of nearby schooling for all ages whilst also being on the edge of open green space with Smedley's Farm and access to the Erewash Canal footpath just a short walk away.

For those needing to commute, there are great transport links nearby including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

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



### ENTRANCE HALL

3'5" x 2'7" (1.05 x 0.80)

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

### LIVING ROOM

11'2" x 11'2" (3.42 x 3.41)

Double glazed window to the front (with fitted blinds), laminate flooring, media points, radiator, central chimney breast incorporating an Adam-style fire surround with inset plug-in electric fire, door to kitchen.

### DINING KITCHEN

14'4" x 12'3" (4.38 x 3.74)

The dining kitchen spans the full width of the ground floor incorporating a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for further under-counter kitchen appliance. Additional space for full height fridge/freezer, wall mounted Baxi gas fired combination boiler (for central heating and hot water), double glazed window to the rear (with fitted blinds), radiator, ample space for dining table and chairs, useful storage pantry.

### FIRST FLOOR LANDING

Decorative wood spindle balustrade, loft access point to a loft space and doors to all bedrooms and bathroom.

### BEDROOM ONE

12'4" x 8'7" (3.76 x 2.63)

Double glazed window to the rear overlooking the rear garden, radiator.

### BEDROOM TWO

11'0" x 9'0" (3.37 x 2.75)

Double glazed window to the front, radiator.

### BEDROOM THREE

9'5" x 5'4" (2.89 x 1.65)

Double glazed window to the rear overlooking the rear garden, radiator.

### BATHROOM

7'1" x 4'11" (2.17 x 1.52)

Three piece suite comprising panel bath with tiled surround and electric shower unit over, low flush WC, wash hand basin with tiled splashback. Double glazed window to the front, radiator.

### OUTSIDE

To the front, there is a forecourt with gravel stone and decorative slate providing side-by-side off-street parking for two vehicles, paved pathway access leads down the left hand side of the property into the rear garden.

### TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards predominantly to the boundary lines with the garden split into various sections with an initial full width patio seating area with central pathway with lawn either side which provides access to the foot of the plot where there is a raised rockery, decorative gravel bed and an additional patio area (ideal for a garden shed).

### DIRECTIONS

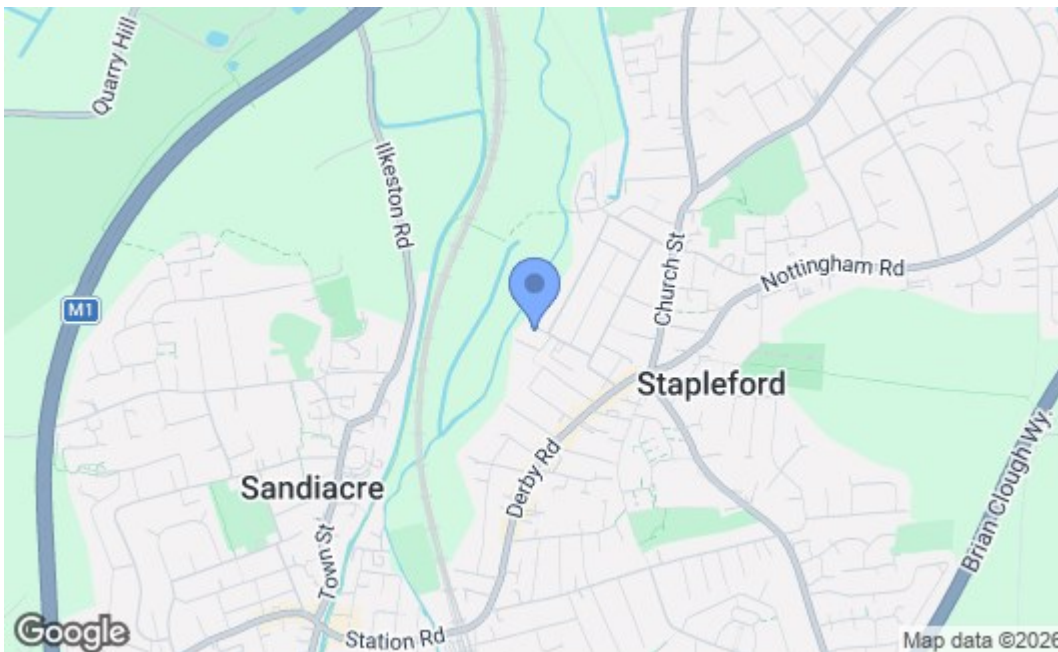
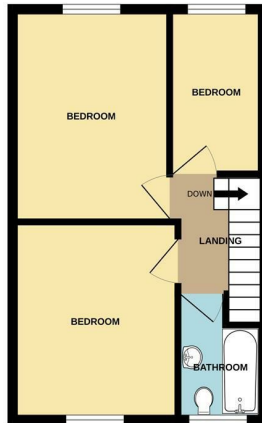
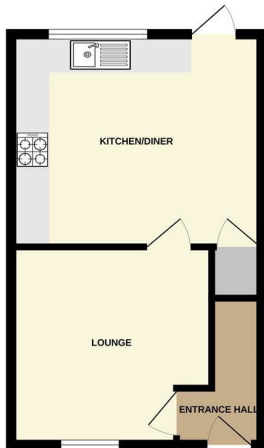
From our Stapleford Branch on Derby Road, turn immediately onto Warren Avenue and follow the bend in the road and turn left (still Warren Avenue) and head towards the end of the road. Continue past the turning for Oakfield Road onto Warren Avenue extension. The property can then be found on the left hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.