



Sherwin Road  
Stapleford, Nottingham NG9 8PQ

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £200,000 Freehold**



A substantial three bedroom semi detached house.

Competitively priced to reflect that this property requires some modernisation and improvements. Benefitting from central heating and majority double glazing, the property offers potential to both home owners and property investors to put their own mark upon it.

The accommodation currently comprises entrance hall, living room with connecting door to open plan dining kitchen. There is a potential cloaks/WC (subject to finishing). To the first floor, the landing provides access to three bedrooms and bathroom/WC.

Situated on a generous garden plot, with off-street parking to the front, the driveway leads to a carport (in need of some repair). To the rear, there is a large garden with a shed and concrete sectional garage.

Located in this popular residential suburb, great for families and commuters alike, as schools for all ages are within easy reach, as is open space, playing fields and sports facilities. The town of Stapleford is approximately half a mile away, as well as the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway.

Offered for sale with immediate vacant possession. Viewing is recommended to appreciate the potential on offer.



## ENTRANCE HALL

6'11" x 11'1" (2.11 x 3.39)

Front entrance door, meter cupboard, stairs to the first floor, radiator. Doors to lounge and kitchen.

## LOUNGE

12'4" x 10'11" (3.77 x 3.34)

Radiator, double glazed window and door leading to the rear garden. Connecting door to dining kitchen.

## DINING KITCHEN

19'8" x 13'10" overall (6 x 4.22 overall)

The kitchen area comprises a basic range of wall and base units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine, wall mounted gas combination boiler (for central heating and hot water). Double glazed windows to the front, radiator.

## DINING AREA

The dining area has a radiator and double glazed French doors opening to the rear garden. A door from the kitchen leads to a cloaks/WC with wash hand basin and WC which requires final installation.

## FIRST FLOOR LANDING

Double glazed windows, built-in cupboard, access to loft.

## BEDROOM ONE

11'5" x 13'10" (3.48 x 4.23)

Radiator, double glazed window to the rear.

## BEDROOM TWO

10'4" x 10'11" (3.16 x 3.33)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'11" x 7'10" less bulkhead of stairs (2.74 x 2.41 less bulkhead of stairs)

Radiator, double glazed window to the front.

## BATHROOM

7'10" x 5'7" (2.41 x 1.71)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with electric shower over. Radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a fenced in front garden laid to lawn with mature shrubs. A driveway provides off-street parking and leads to a gated carport (in need of some attention). The rear garden is of generous size, fenced and enclosed with patio area and an area laid to grass. There is a galvanised steel garden shed and sectional concrete built garage.



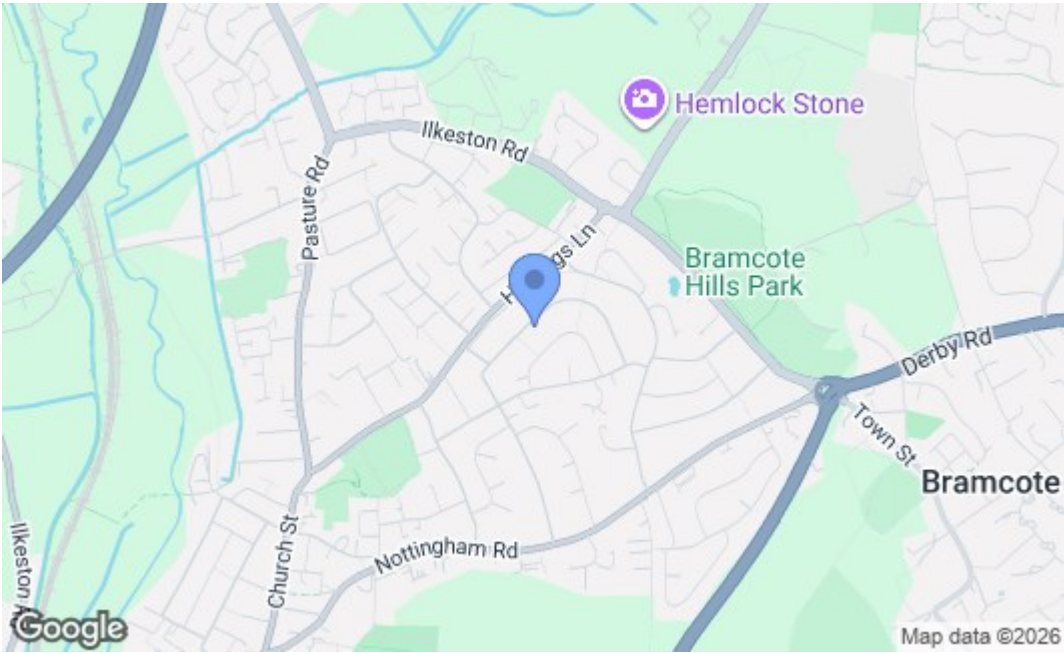
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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                     |         |                         |
| 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.