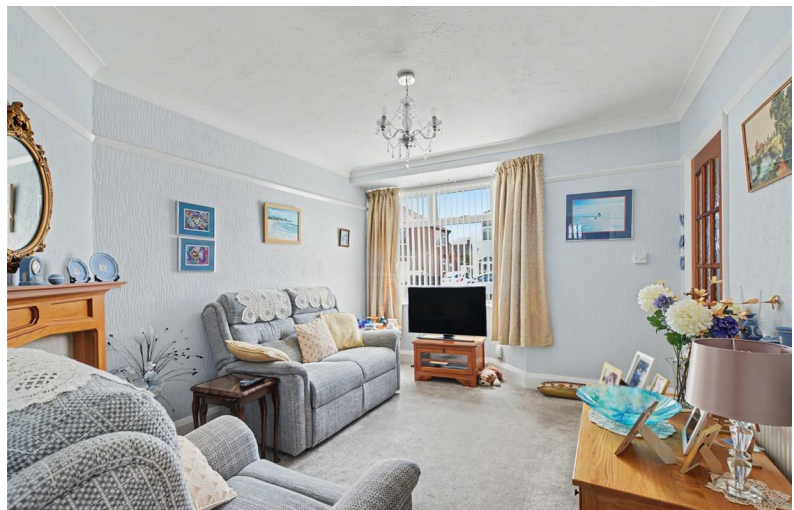




**West Avenue
Stapleford, Nottingham NG9 8DY**

£200,000 Freehold

A TRADITIONAL TWO BEDROOM SEMI
DETACHED HOUSE WITH THE BENEFIT OF
A GROUND FLOOR EXTENSION. NO
UPWARD CHAIN.



A traditional two bedroom semi detached house with the benefit of a ground floor extension.

This property has been well cared for over the years and comes to the market in a ready to move into condition and offers great potential for home owners to put their own mark upon it.

Benefitting from central heating and double glazing. A particular feature of the property is the ground floor extension which creates a space to the rear with a dining room opening through to a fitted kitchen, ideal for socializing and entertaining. Also on the ground floor is a separate lounge and a useful cloaks/WC. Rising to the first floor, the landing provides access to two double bedrooms and a shower room/WC.

A driveway provides off-street parking and leads to a single garage and the rear gardens are modest and attractively landscaped with patio and raised bedding.

Situated in this highly regarded residential suburb close to the town centre of Stapleford and within walking distance of local amenities and schooling for all ages. Great transport links with a regular bus service linking Nottingham and Derby, as well as the A52 which also does the same and connects to Junction 25 of the M1 motorway.

Offered for sale with NO UPWARD CHAIN. An internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor. Door to lounge.

LOUNGE

13'7" into bay x 10'9" (4.15 into bay x 3.30)

Flame effect gas fire, radiator, double glazed bay window to the front. Door to dining room.

DINING ROOM

14'3" x 11'11" (4.36 x 3.65)

Flame effect gas fire and back boiler (for central heating and hot water), walk-in undertairs store closet, radiator, double glazed windows to the side. Open to the kitchen.

KITCHEN

9'4" x 8'3" (2.86 x 2.52)

Range of fitted wall, base and drawer units, with work surfacing and matching breakfast bar. Inset single bowl sink unit with single drainer. Gas cooker point, plumbing and space for washing machine and further appliance space. Double glazed window to the rear. Door to rear lobby.

REAR LOBBY

Double glazed door leading to the driveway and garden. Door to cloaks/WC.

CLOAKS/WC

Housing a low flush WC, double glazing window.

FIRST FLOOR LANDING

Double glazed windows. Doors to bedrooms and shower room.

BEDROOM ONE

11'11" x 10'10" (3.65 x 3.32)

Fitted bedroom furniture including wardrobes and eye level units over bedhead, radiator, double glazed window to the front.

BEDROOM TWO

11'11" x 7'11" (3.65 x 2.43)

Built-in airing cupboard housing hot water cylinder, radiator, double glazed window to the rear.

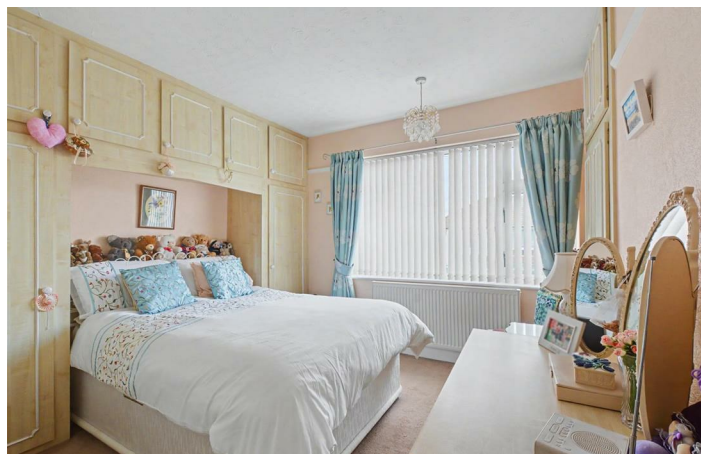
SHOWER ROOM

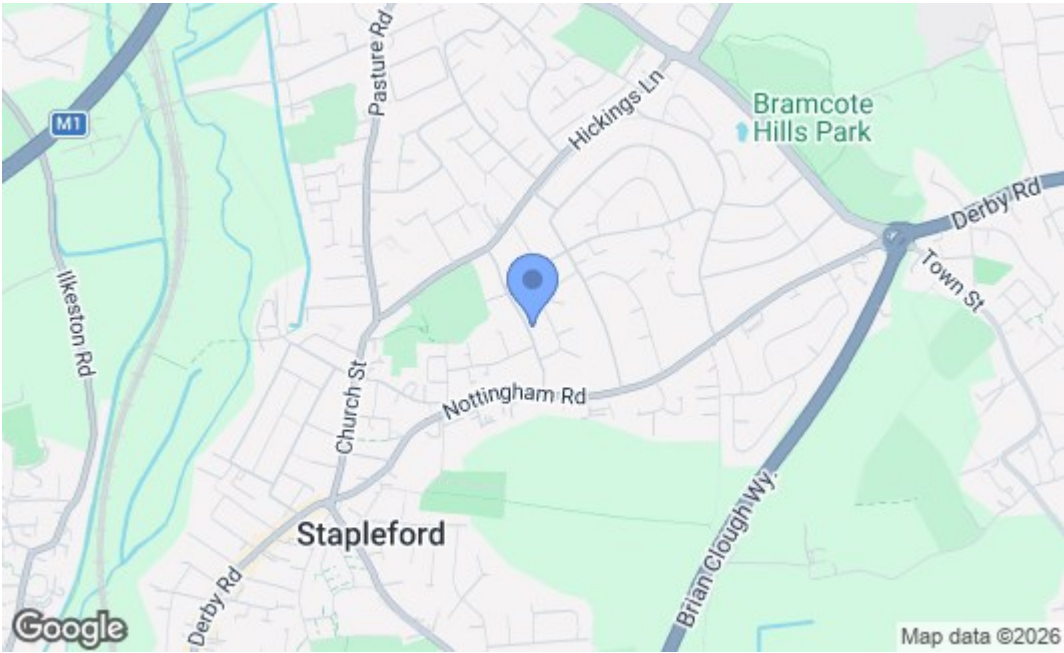
8'9" x 5'10" (2.68 x 1.79)

Modern three piece suite comprising wash hand basin, low flush WC, walk-in shower cubicle. Tiled splashbacks, radiator, double glazed window.

OUTSIDE

To the front is a walled and fenced in garden laid to lawn inset with flower and shrubs. A driveway provides off-street parking for two vehicles in tandem to a single detached garage. The rear garden is enclosed, mainly paved for ease of maintenance, providing a good level of outdoor seating area and there are flower and shrub beds.





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		
		75
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		
		45
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.