



Mill Road  
Stapleford, Nottingham NG9 8GD

**£155,000 Freehold**

A TRADITIONAL TWO BEDROOM FLAT  
FRONTED SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises front living room, inner lobby with staircase rising to the first floor, middle dining room/second reception room, kitchen, utility room and WC. The first floor landing then provides access to two bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a relatively modern and re-fitted combination boiler, double glazing and enclosed garden space to the rear.

The property is situated in this popular and established residential location within walking distance of the shops and services in Stapleford town centre. There is also easy access to good schooling (if required) for all ages, and transport links for those needing to commute such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in need of general modernisation in places, but would ideally suit those looking for perhaps their first purchase.

We highly recommend an internal viewing.



## LOUNGE

11'11" x 11'10" (3.64 x 3.63)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, coving, decorative ceiling rose, wall light points, Adam-style fire surround with decorative insert and hearth housing coal effect fire and media points. Door to inner lobby.

## INNER LOBBY

Staircase rising to the first floor. Doors back to the front and middle reception rooms.

## DINING ROOM/SITTING ROOM

11'10" x 11'10" (3.63 x 3.62)

Double glazed window to the rear (with fitted blinds), radiator, useful understairs storage cupboard with shelving.

## KITCHEN

10'5" x 6'9" (3.19 x 2.08)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces with one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob, in-built oven, decorative tile splashbacks, corner display shelving, double glazed window to the side, uPVC panel and double glazed exit door to outside. Further doors to utility room and WC.

## GROUND FLOOR WC

5'2" x 2'5" (1.58 x 0.75)

Tiling to dado height, WC, double glazed window to the side.

## UTILITY ROOM

7'8" x 5'6" (2.34 x 1.69)

Equipped with a double base storage cupboard with plumbing and space side-by-side for a washing machine and tumble dryer, roll top work surface space with decorative tile splashbacks and single sink and draining board with central mixer tap. Double glazed window to the side, provision for extractor vent, recently installed wall mounted 'Worcester' gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), access points to both bedrooms.

## FRONT BEDROOM ONE

11'11" x 11'11" (3.64 x 3.64)

Double glazed window to the front (with fitted blinds), decorative fireplace and coving, radiator.

## BEDROOM TWO

11'11" x 11'11" (3.65 x 3.65)

Double glazed window to the rear overlooking the rear garden, decorative fireplace, coving, radiator, media points, useful overstairs fitted storage cupboard. Door to bathroom.

## BATHROOM

7'8" x 6'11" (2.34 x 2.13)

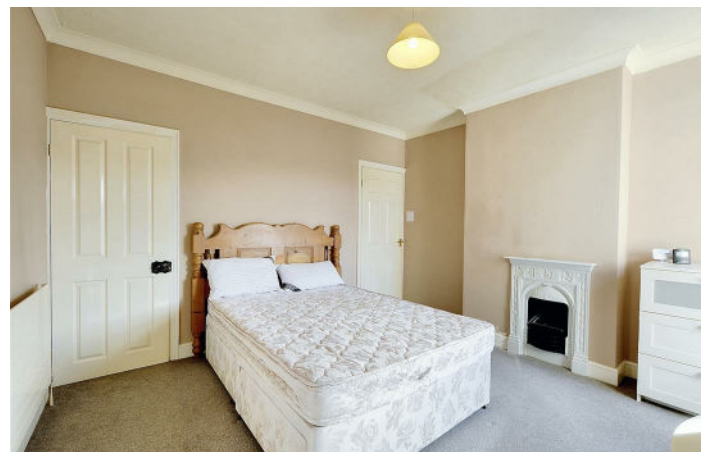
Four piece suite comprising sunken corner bath with bath seat, mixer tap and handheld shower attachment. Wash hand basin with mixer tap, low flush WC, separate tiled and enclosed corner shower cubicle with glass screen and door, and mains shower. Automatic extractor fan, double glazed window to the rear, wall mounted bathroom cabinet, radiator.

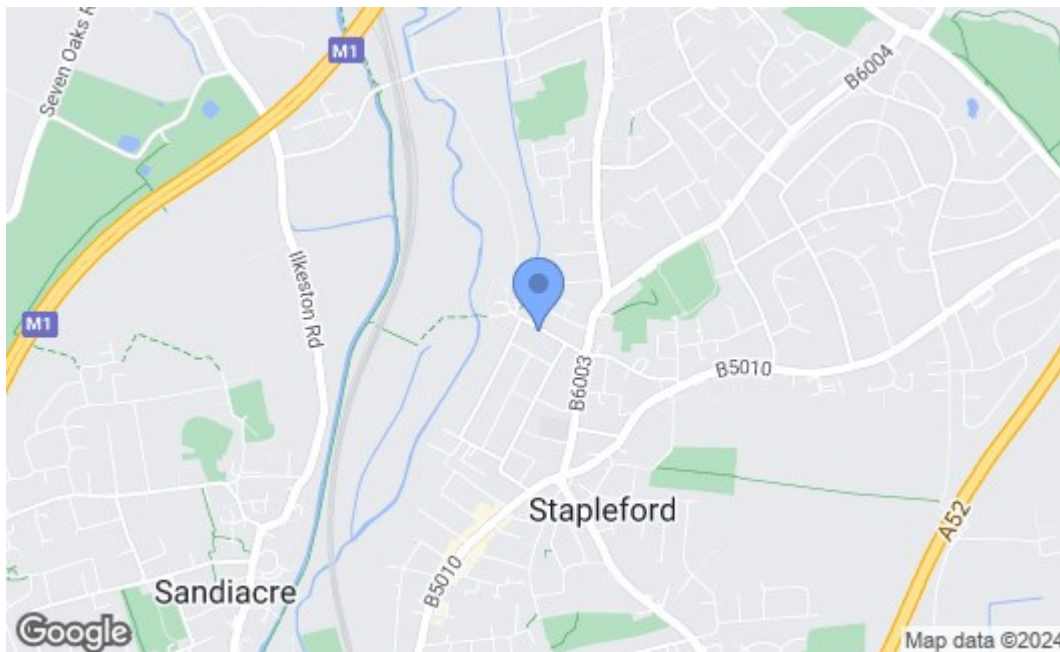
## OUTSIDE

To the front of the property there is an enclosed front garden with decorative wall and coping stone, gated access and block paved frontage with decorative gravel stones. There is access down the left hand side of the property which in turn offers a pedestrian gate into the rear garden. The rear garden is greeted by initial block paved courtyard patio seating area (ideal for entertaining) which then leads onto a generous garden lawn being enclosed by timber fencing to the boundary lines. To the foot of the plot there is a useful pitched roof timber storage shed. Within the garden there is an external water tap, lighting point and power socket.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take an eventual left hand turn onto Mill Road. The property can be found on the left hand side after the turning for Frederick Road, identified by our For Sale board. Ref: 8436NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	59		
(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	
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			
<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.