



New Eaton Road  
Stapleford, Nottingham NG9 7ER

**£210,000 Freehold**

AN UNUSUAL TWO BEDROOM, TWO BATHROOM, THREE TOILET END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS UNUSUAL TWO BEDROOM, TWO BATHROOM, THREE TOILET END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hall, front bay fronted living room, kitchen, WC and utility room. The first floor landing then provides access to two double bedrooms (both with en-suite facilities).

The property also benefits from gas fired central heating from combi boiler, double glazing throughout, double width block paved driveway to the front and an enclosed garden to the rear.

The property is situated within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. For those needing to commute, there is good access to the transport hubs nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and i4 bus routes.

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



## ENTRANCE HALL

5'7" x 2'10" (1.71 x 0.88)

uPVC panel and double glazed side entrance door, staircase rising to the first floor. Doors to living room and kitchen.

## LOUNGE

15'5" x 13'2" (4.70 x 4.02)

Double glazed bay window to the front with half-height privacy screen, radiator, laminate flooring, media points, additional double glazed window to the side also with half-height privacy screen, useful understairs storage cupboard.

## KITCHEN

13'0" x 9'6" (3.97 x 2.91)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Decorative tiled splashbacks, fitted four ring gas hob with curved extractor fan over and oven beneath, integrated dishwasher, double glazed window to the rear, spotlights, radiator, tiled floor, TV point. Doors to WC and utility room.

## GROUND FLOOR WC

9'1" x 3'0" (2.77 x 0.93)

Modern white two piece suite comprising push flush WC, wash hand basin with tiled splashbacks. Matching to the kitchen tiled floor, radiator, double glazed window to the front.

## UTILITY ROOM

8'10" x 6'9" (2.71 x 2.06)

Matching to the kitchen tiled floor and wall and base storage cupboards with granite effect roll top work surfaces with single sink and draining board with central mixer tap. Plumbing for washing machine, space for further under-counter kitchen appliance, double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door to outside, radiator, extractor fan, wall mounted gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Doors to both bedrooms.

## BEDROOM ONE

15'10" x 11'3" (4.85 x 3.44)

Three double glazed windows to the front (two of which with fitted roller blinds), radiator, one double and one single

set of fitted wardrobes with shelving and hanging space. Door to en-suite bathroom.

## EN-SUITE BATHROOM

7'1" x 5'6" (2.17 x 1.69)

Three piece suite comprising curved bath with mixer tap and shower attachment over, wash hand basin with mixer tap, push flush WC. Partial wall tiling, tiled floor, double glazed window to the side (with fitted roller blind), chrome ladder towel radiator, extractor fan.

## BEDROOM TWO

13'0" x 10'1" (3.97 x 3.09)

Double glazed window to the rear, radiator, loft access point to an insulated loft space. Door to en-suite

## EN-SUITE SHOWER ROOM

10'1" x 3'6" (3.09 x 1.09)

Three piece suite comprising corner tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Partial wall tiling, tiled floor, chrome ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking side-by-side for two cars. The block paving then continues and provides access to the entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line and benefits from an initial small paved patio area with useful storage shed, this then leads onto a lawn garden with planted borders housing a variety of bushes, shrubs, trees and plants. Gated access then gives entry down the middle of the property back to the front.

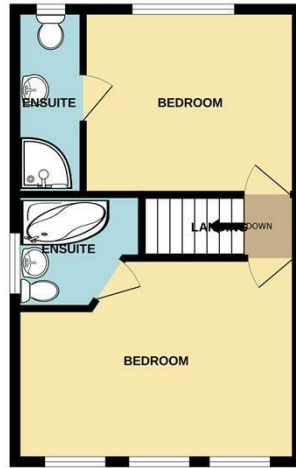
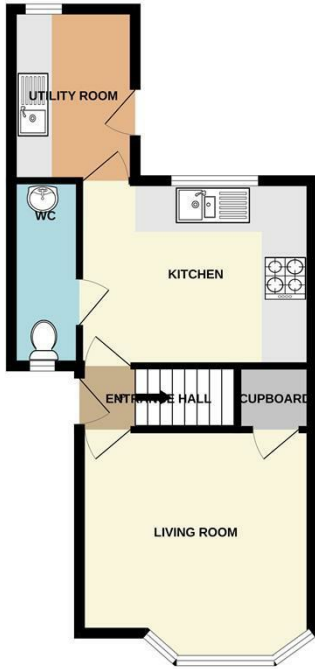
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Bardills roundabout. Adjacent to the Morrisons Convenience Store/Petrol Station, turn right onto New Eaton Road and the property can then be found a little way along on the right hand side, identified by our For Sale board.

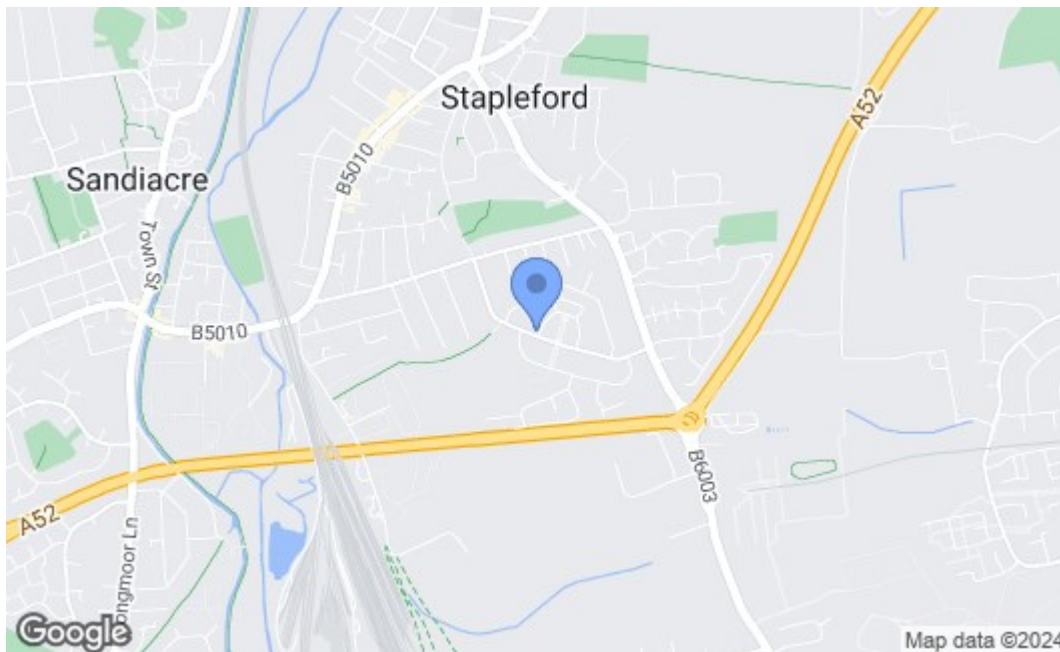


GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.