



Nottingham Road
Stapleford, Nottingham NG9 8AY

A THREE BEDROOM SEMI DETACHED
HOUSE.

£240,000 Freehold



A surprisingly spacious traditional three bedroom semi detached house.

Recently redecorated, this property benefits from gas fired central heating, double glazed windows and open plan dining kitchen with modern units.

Further features of this property include a forecourt providing ample off-street parking and large, attractively landscaped rear gardens with patio, ornamental pond, expansive lawn and useful garden shed/workshop with power.

Situated in this popular and convenient residential location, great for families and commuters alike. Schools for all ages are within easy reach, including St John's C of E Primary School and Wadsworth Fields Primary School, both within a short walk. The street is on a bus route linking Nottingham and Derby, and the A52 is a short drive away providing ease of access to Beeston town centre, Queens Medical Centre and Junction 25 of the M1 motorway. Stapleford town centre is no more than half a mile away.

Offered for sale with the possibility of NO UPWARD CHAIN. Internal viewing is recommended.



ENTRANCE HALL

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

LOUNGE

13'6" x 11'0" (4.13 x 3.36)

Radiator, double glazed bay window to the front.

DINING KITCHEN

19'8" x 10'10" reducing to 9'2" (6 x 3.31 reducing to 2.81)

Offering a generous social and entertaining space, as well as great for growing families, range of fitted wall and base units with roll edge work surfacing and inset stainless sink unit with single drainer. Built-in electric oven, gas hob. Plumbing and space for washing machine. Cupboard housing 'Worcester' gas boiler (for central heating and hot water). Radiator, double glazed window and patio door to rear garden.

FIRST FLOOR LANDING

Double glazed window, hatch and ladder to boarded and insulated loft, double glazed window.

BEDROOM ONE

11'11" x 11'10" (3.65 x 3.63)

Radiator, double glazed window to the rear.

BEDROOM TWO

10'8" x 10'3" (3.26 x 3.14)

Radiator, double glazed window to the front.

BEDROOM THREE

8'6" x 7'6" (2.6 x 2.3)

Double glazed window to the front.

SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE

The property is set back from the road with a partially open forecourt providing ample off-street parking. There is gated pedestrian access at the side where an integral store can be found. The pathway also leads to the rear

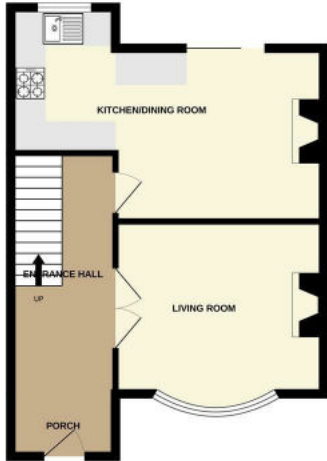
garden. The rear garden is of generous size and enclosed, with patio area, ornamental pond, expansive lawn, well tended bedding and there is a large garden shed/workshop with power.

DIRECTIONS

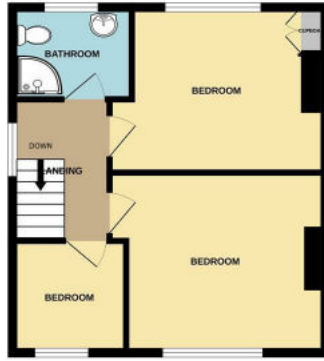
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue straight over onto Nottingham Road. Passing Aldi, continue along the road where the property can be found on the left hand side, identified by our For Sale board.



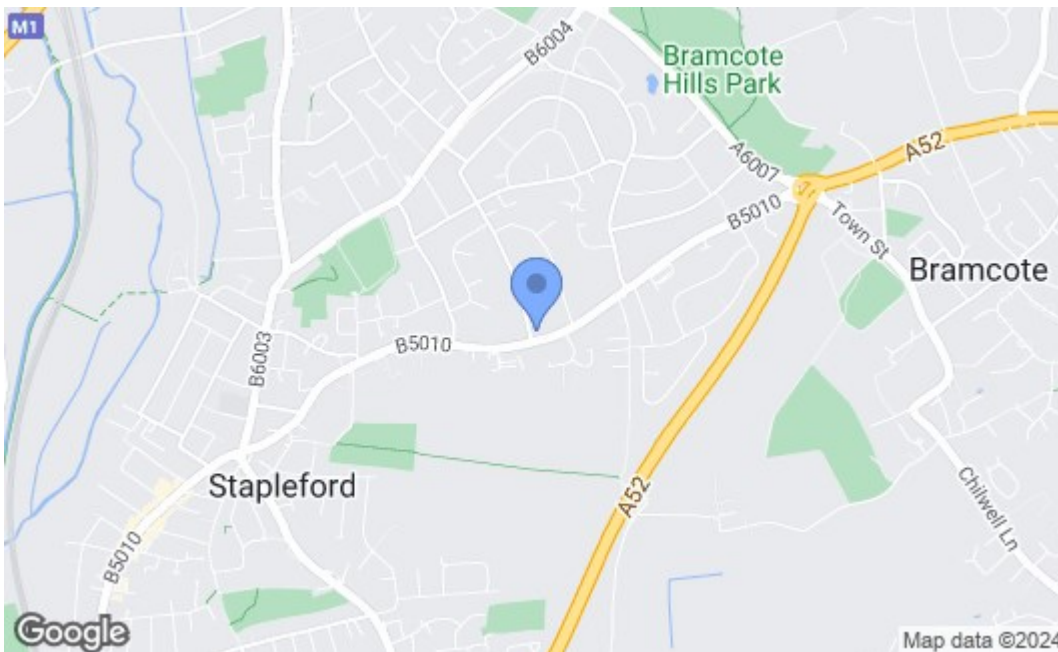
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurement 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.
Made with Hectagon CO224



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			61
(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 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			
England & Wales		EU Directive 2002/91/EC	

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