



Cambridge Crescent  
Stapleford, Nottingham NG9 8GX

A TWO BEDROOM SEMI DETACHED  
HOUSE.

**Asking Price £180,000 Freehold**



Situated in a small cul de sac with the benefit of off-street parking to the front and large rear gardens which require some TLC.

The property has a modern fitted kitchen, two good sized bedrooms and a generous bathroom. Cosmetic upgrade required offering great potential for first time buyers and young families to put their own mark upon it.

Located in a popular residential suburb, close to local amenities including Stapleford, regular bus service, good schools. Great potential. Viewing highly recommended.



## ENTRANCE HALL

uPVC double glazed front entrance door, stairs to the first floor, door to lounge.

## LOUNGE

13'8" x 13'1" (4.19 x 4.01)

Fire surround, radiator, double glazed bay window to the front. Understairs store cupboard, door to dining kitchen.

## DINING KITCHEN

13'1" x 9'4" (4 x 2.85)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine, further appliance space. Radiator, double glazed windows to the rear, door to rear lobby.

## REAR LOBBY

uPVC double glazed rear exit door, door to WC housing a low flush suite, double glazed window, walk-in cupboard housing wall mounted gas combination boiler (for central heating and hot water).

## FIRST FLOOR LANDING

Double glazed window, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

9'11" x 13'1" increasing to 16'6" (3.04 x 4.01 increasing to 5.03)

Radiator, two double glazed windows to the front.

## BEDROOM TWO

11'5" x 8'3" (3.5 x 2.53)

Radiator, double glazed window to the rear.

## BATHROOM

8'5" x 7'10" (2.58 x 2.41)

White three piece suite comprising pedestal wash hand basin, low flush WC, bath with mixer shower attachment, shower screen. Partially tiled walls, tiled floor, heated towel rail, double glazed window.

## OUTSIDE

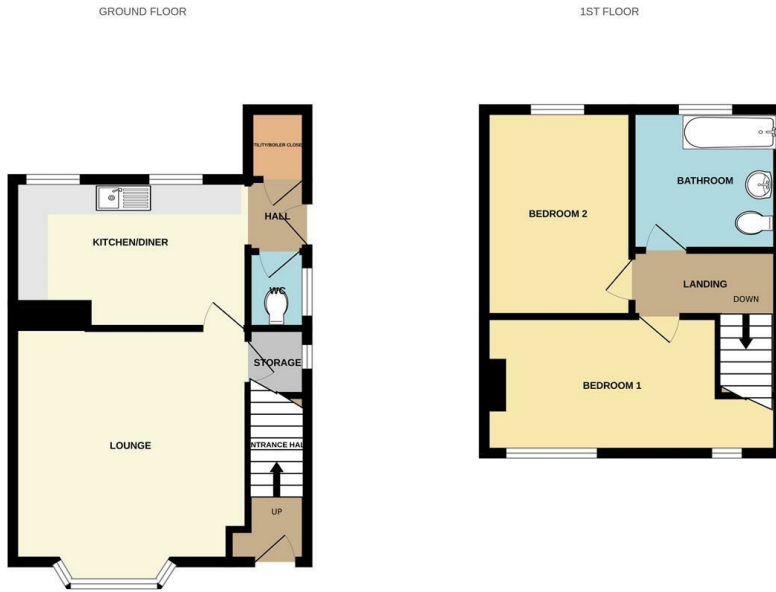
To the front there is an open plan block paved forecourt providing off-street parking for one vehicle. There is gated

access at the side leading to the substantial rear gardens. The rear gardens require some TLC. Paved patio areas, paved pathways, decked area, further patio at the foot of the plot, mature trees and shrubs.

## DIRECTIONS

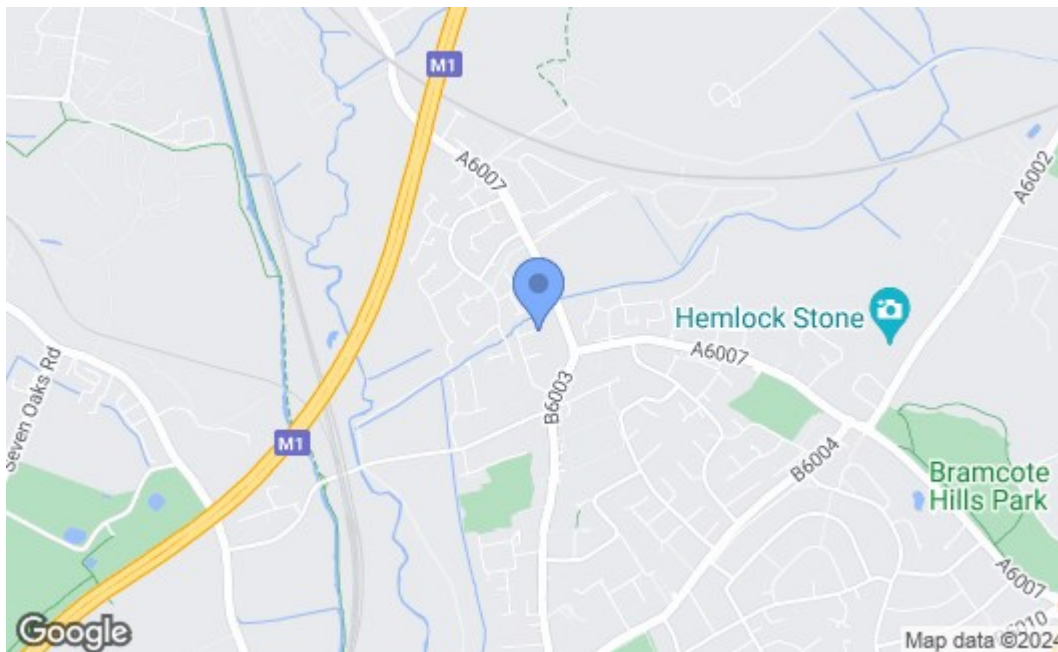
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. Take the last available left before the mini island onto Devonshire Drive. Follow Devonshire Drive to the end, turning right onto Cambridge Crescent where the property can be found facing you.





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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 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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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