



Wellington Street,  
Stapleford, Nottingham  
NG9 7BE

**£180,000 Freehold**



A TWO BEDROOM DETACHED BUNGALOW SITUATED ON THE FLAT WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

This property comes to the market with immediate vacant possession, benefiting from certified electrics with a new consumer unit, central heating system served from a combination boiler, as well as double glazed windows. However, it requires a refurbishment and is reflected in the competitive asking price.

A gated driveway provides off street parking for several vehicles in tandem and leads to the detached brick built garage and the rear gardens are landscaped with ease of maintenance in mind with paving and raised beds.

Situated within walking distance of a range of shops and amenities within the town centre of Stapleford, as well as a regular bus service to Nottingham and Derby including the Queens Medical Centre.

Available with NO CHAIN and vacant possession, the property offers great potential for the incoming buyer to put their own mark upon it.



### Kitchen

13'8" x 7'10" approx.. (4.17m x 2.4m approx..)  
Fitted wall and base cupboards with work surfaces over and inset stainless steel sink unit with single drainer. Built-in electric oven, microwave and gas hob with extractor hood over. Plumbing and space for a washing machine. Built-in cupboard housing the gas central heating combination boiler, double glazed window to the front and double glazed entrance door to the side. Door to:

### Living Room

18'6" x 10'5" approx (5.64m x 3.2m approx)  
Radiator, double glazed window to the front and door to:

### Inner Hallway

Built-in cupboard and doors to bedrooms and shower room.

### Bedroom 1

12'8" x 9'4" approx (3.87m x 2.85 approx)  
Radiator, double glazed window to the rear.

### Bedroom 2

9'5" x 9'0" approx (2.89m x 2.76m approx)  
Radiator, double glazed window to the rear.

### Shower Room

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle. Heated towel rail, double glazed window.

### Outside

The property has a walled in front garden laid to gravel for ease of maintenance, there are wrought iron vehicle size gates leading to a driveway providing off street parking for at least two vehicles in tandem. This in turn leads to the detached brick-built garage.

The rear garden is walled and fenced in, paved for ease of maintenance with raised brick constructed planter.

### Garage

17'2" x 7'8" approx. (5.25m x 2.34m approx..)  
Up and over door to the front, door to the side and power supply.

### Directions

From our Stapleford branch on Derby Road proceed in the direction of Sandiacre. Continue along the road taking the seventh right onto Bailey Street. At the end of the road turn right onto Wellington Street and continue along the road where the property can be found on the right hand side.

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

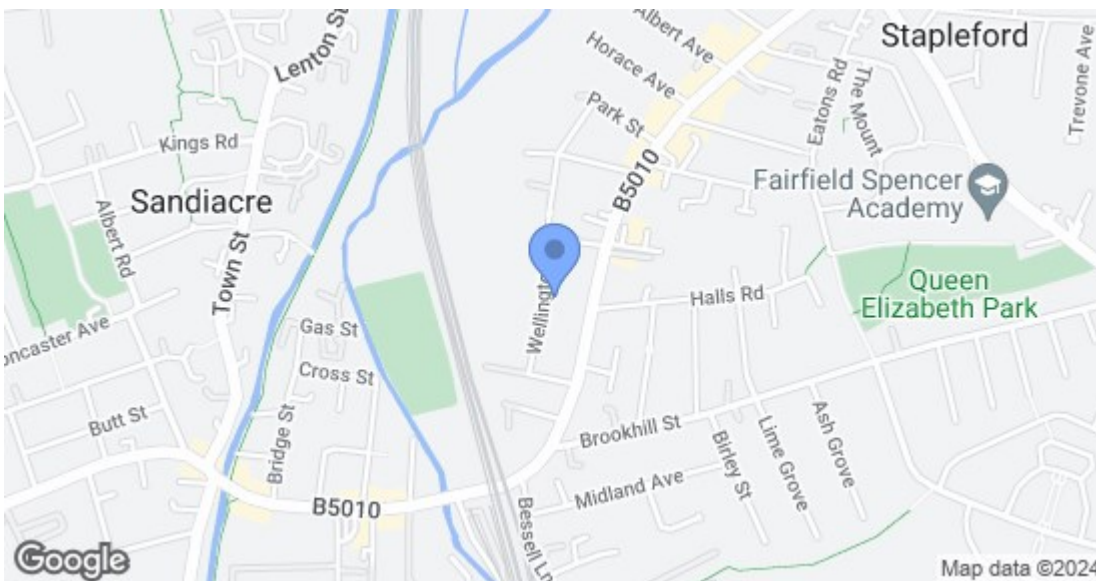
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Unknown  
Phone Signal – O2, three, EE, Vodafone all three bars  
Sewage – Mains supply  
Flood Risk – Rivers medium, surface water medium - the property was affected by flooding in October 2023  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR



Whilst 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) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(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.