



Pasture Road  
Stapleford, Nottingham NG9 8HR

A TWO BEDROOM SEMI DETACHED  
HOUSE.

**Guide Price £99,000 Freehold**



A traditional two bedroom semi detached house requiring a full program of modernisation and improvement.

Offering great potential to property developers and speculators. This property is situated in a popular and convenient location within walking distance of local schools, the town centre of Stapleford itself and regular bus services.

The accommodation currently comprises entrance hall, lounge giving access to separate dining room. The first floor landing provides access to two bedroom and bathroom/WC.

Off-street parking is provided by a driveway and there is a good sized rear garden.

We believe the property offers fantastic potential with the possibility of re-designing the first floor to create three bedrooms as well as a first floor bathroom.



## ENTRANCE HALL

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

## LOUNGE

14'2" into bay x 13'5" (4.32 into bay x 4.10)

Bay window to the front. Sliding double doors leading to dining room.

## DINING ROOM

11'1" x 10'4" (3.4 x 3.16)

Double glazed window to the rear. Door to kitchen.

## KITCHEN

15'4" x 5'10" (4.68 x 1.8)

Base units with work surfacing, inset stainless steel sink unit with single drainer. Large walk-in understairs store cupboard.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – None

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast & Ultrafast available

Phone Signal – O2 & Three = Green - EE & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Very Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## FIRST FLOOR LANDING

## BEDROOM ONE

12'0" x 13'5" increasing to 17'8" (3.67 x 4.11 increasing to 5.41)

Two windows to the front.

## BEDROOM TWO

11'5" x 9'6" overall (3.50 x 2.90 overall)

Currently split into two areas by a stud wall. Airing cupboard with hot water cylinder. Double Glazed window.

## BATHROOM

7'10" x 6'7" (2.41 x 2.01)

Three piece suite comprising, wash hand basin, low flush WC and bath. Double glazed window.

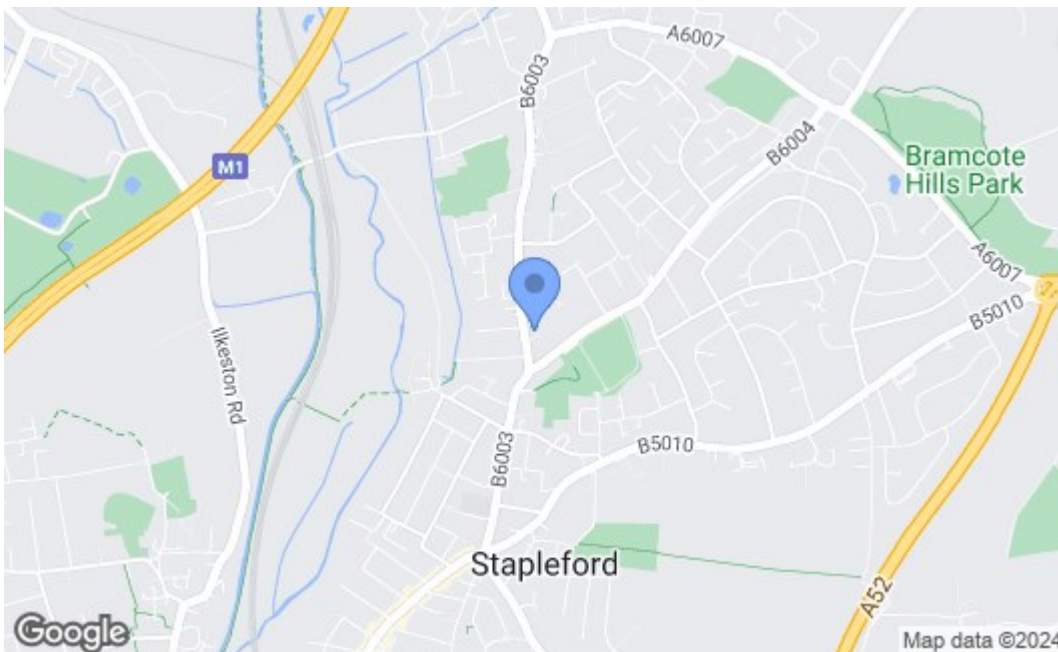
## OUTSIDE

Set back from the road with front garden, part walled and hedged in. Driveway providing off-street parking, leading along the side of the house to a single garage (in need of repair). Gated access to the rear garden with concrete and paved patio and pathway. Area laid to grass with mature hedging.





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 misstatement. 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(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	

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