



Wellington Street
Stapleford, Nottingham NG9 7BE

£159,995 Freehold

A THREE BEDROOM END TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS THREE BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

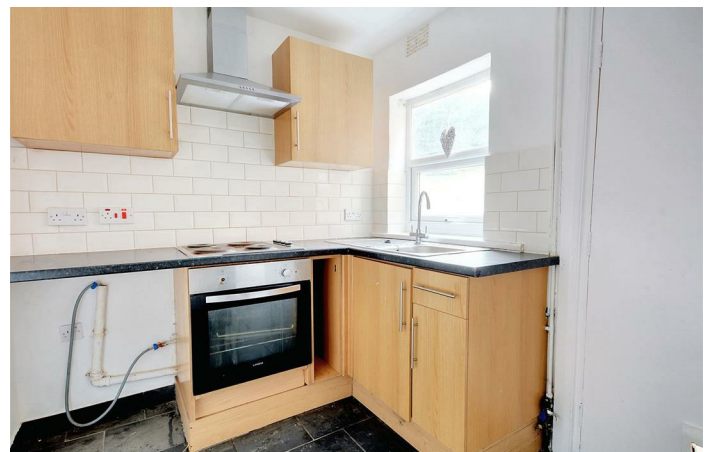
With accommodation over two floors, the ground floor comprises living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden to the rear.

The property is located within walking distance of the shops and services in Stapleford town centre on a no-through road parking permit location.

There is easy access to good schooling for a variety of ages including Fairfield, William Lilley and George Spencer all nearby. For those needing to commute, there are great transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and Nottingham electric tram terminus situated at Bardills roundabout.

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



LIVING ROOM

12'4" x 12'0" (3.77 x 3.66)

Panel and double glazed front entrance door, double glazed window to the front, meter cupboard boxes, media points, coving, radiator. Door to inner lobby.

INNER LOBBY

3'1" x 3'0" (0.95 x 0.92)

Staircase rising to the first floor. Doors to both the living room and dining room.

DINING ROOM

11'11" x 10'9" (3.65 x 3.29)

Double glazed window to the rear, radiator, useful understairs storage cupboard. Door to kitchen.

KITCHEN

8'8" x 6'11" (2.65 x 2.11)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, tiled splashbacks, radiator, space for bistro table and chairs, double glazed window to the side, tiled floor, panel exit door with cat flap, leading to the rear garden.

FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom.

BEDROOM ONE

11'10" x 10'8" (3.62 x 3.26)

Double glazed window to the front (with fitted roller blind), radiator.

BEDROOM TWO

12'5" x 6'9" (3.79 x 2.08)

Double glazed window to the side, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE

8'9" x 8'2" (2.69 x 2.51)

Double glazed window to the rear (with fitted roller blind), radiator.

BATHROOM

8'7" x 7'3" reducing to 3'9" (2.62 x 2.22 reducing to 1.16)

Three piece suite comprising tiled-in bath with mixer tap and mains shower over, push flush WC, wash hand basin with tiled splashback. Ladder towel radiator, tiled floor, extractor fan.

OUTSIDE

To the front of the property there is shared pedestrian access leading down the right hand side of the property into the rear garden. The front door is approached from the pavement side.

TO THE REAR

The rear garden is enclosed by a brick wall and timber fencing to the boundary line and is predominantly lawned with a gravel area to the foot of the plot. There is an initial paved patio courtyard area accessed from the kitchen door making an ideal entertaining space. Pedestrian access then leads back to the front. Within the garden there is also a useful brick outbuilding/garden store and external WC.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn onto Bailey Street. Take a right hand turn onto Wellington Street and the property can be found on the right hand side, identified by our For Sale board.

COUNCIL TAX

Broxtowe Borough Council Band A.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Medium Risk, Surface

Water - High Risk

Flood Defences – No

Non-Standard Construction – No

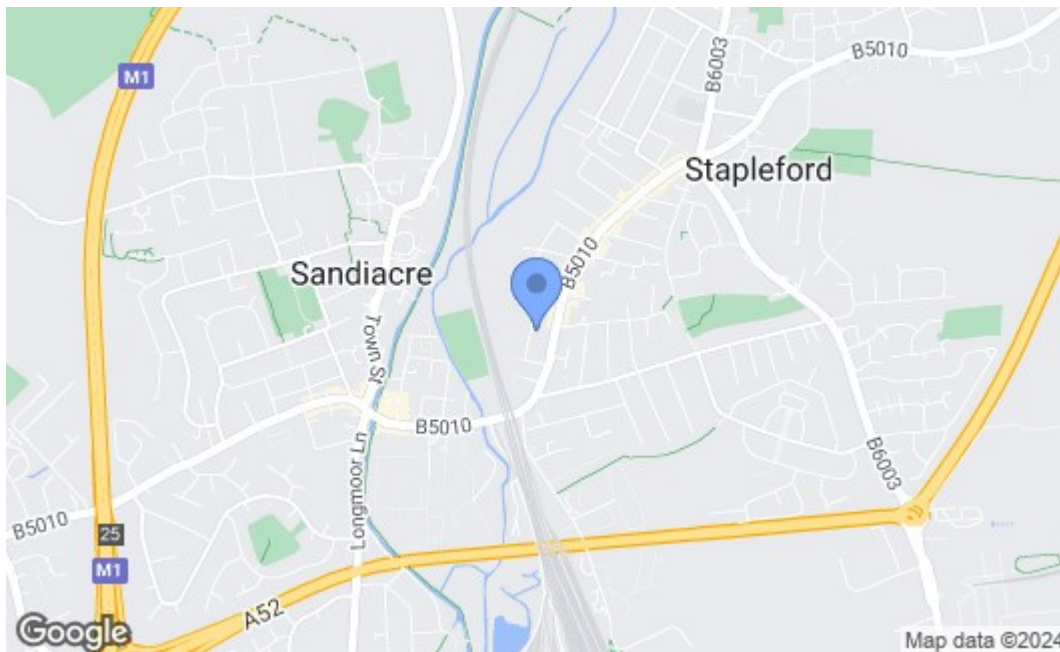
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

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.