



Edward Street
Stapleford, Nottingham NG9 8FJ

£230,000 Freehold

AN EDWARDIAN BAY FRONTED THREE
BEDROOM DETACHED HOUSE OFFERED
FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EDWARDIAN THREE BEDROOM DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, central dining room, kitchen and conservatory. 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 rear garden.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre, as well as excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space including the Erewash Canal footpath and excellent nearby schooling for all ages.

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



ENTRANCE HALL

12'10" x 3'4" (3.92 x 1.04)

uPVC panel and double glazed front entrance door set within an open porch with tiling to dado height and tiled floor. The entrance hall consists of a radiator, dado rail, decorative coving, staircase rising to the first floor, moulded archway. Internal doors to ground floor reception room.

LIVING ROOM

14'2" into bay x 10'11" (4.33 into bay x 3.35)

uPVC double glazed bay window to the front, radiator, laminate flooring, media points, meter cupboard box, picture rail, coving, central chimney breast incorporating an Adam-style fire surround with decorative tiled insert and hearth housing the coal effect fire.

DINING ROOM

11'10" x 11'5" (3.62 x 3.50)

Double glazed window to the rear, radiator, laminate flooring, central chimney breast including Adam-style fire surround with decorative coal effect fire. Door to kitchen.

KITCHEN

11'11" x 8'3" (3.64 x 2.53)

The kitchen comprises a matching range of fitted Shaker-style base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board, swan-neck mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing and space for washing machine and dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), tiled floor, double glazed window to the side, space for full height fridge/freezer, concertina-style folding door to a useful understairs storage area with a continuation of the tiled floor, power and lighting. uPVC panel and double glazed door from the kitchen then leads through to the conservatory.

CONSERVATORY

8'2" x 5'7" (2.51 x 1.72)

uPVC construction with sloping polycarbonate roof with uPVC panel and double glazed exit door, tiled floor, wall light.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Decorative wood spindle balustrade, double glazed window to the side, loft access point, useful original fitted storage cupboard.

BEDROOM ONE

14'8" x 11'9" (4.48 x 3.60)

Two double glazed windows to the front, radiator, TV point.

BEDROOM TWO

12'2" x 8'4" (3.73 x 2.56)

Double glazed window to the side, radiator.

BEDROOM THREE

8'11" x 6'2" (2.74 x 1.88)

Double glazed window to the side, radiator.

BATHROOM

8'10" x 5'4" (2.70 x 1.63)

Three piece suite comprising panel bath with mixer tap, glass shower screen and handheld shower attachment over, wash hand basin, low flush WC. Tiling to the walls, double glazed window to the rear (with fitted blind), chrome ladder towel radiator.

OUTSIDE

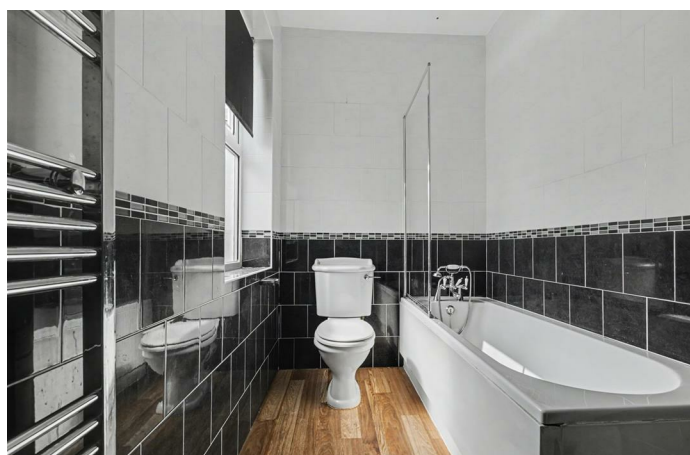
Semi-enclosed front garden with dwarf brick boundary wall and dual pedestrian gated entrance, one with access to the front entrance door and the other providing access down the side of the property leading to the rear garden. The rear garden is enclosed by timber fencing and hedgerows to the boundary line incorporating a paved patio seating area with stepped access leading onto a split lawn with pathway providing access towards the foot of the plot where a further patio area can be found. There is an array of bushes and shrubbery, and a useful brick external garden store. Within the garden, there is a water tap, lighting point and pedestrian gated access to the front.

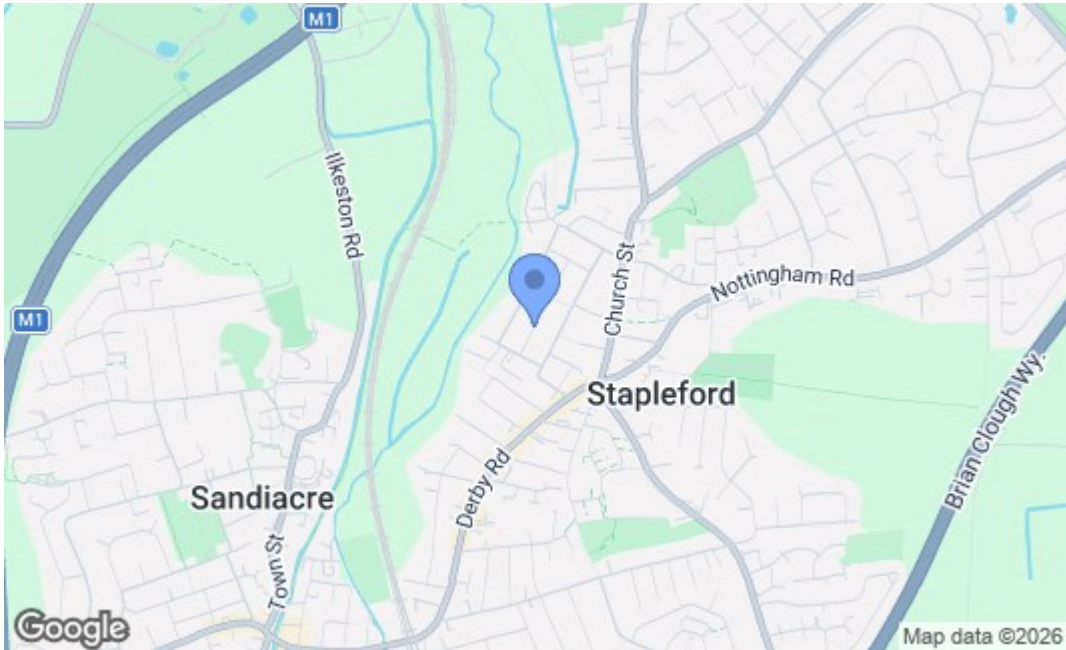
DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the "S" bend in the road onto Frederick Road. Take an immediate left back onto Warren Avenue and the first right onto Edward Street. The property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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.