



The Mount
Stapleford, Nottingham NG9 7DT

£180,000 Freehold

A THREE BEDROOM END TOWN HOUSE
POSITIONED ON A GENEROUS OVERALL
CORNER PLOT OFFERED FOR SALE WITH
NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM END TOWN HOUSE POSITIONED ON A GENEROUS OVERALL CORNER PLOT AND WITHIN WALKING DISTANCE OF THE SHOPS, SERVICES AND AMENITIES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor, dual aspect lounge/diner and kitchen. The first floor landing provides access to three bedrooms, wet room and separate WC.

The property benefits from gas fired central heating, double glazing and enclosed rear garden space.

The property is located within walking distance of the town centre amenities in Stapleford. There is also easy access to excellent schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as green space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

For those needing to commute, there is easy access to the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham express tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL

Composite front entrance door with double glazed panels to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, picture rail, meter cupboard and doors to the lounge/diner and kitchen.

DUAL ASPECT LOUNGE/DINER

19'6" × 10'7" (5.95 × 3.25)

Double glazed windows to both the front and rear (with fitted blinds), two radiators, media points, coving and central chimney breast incorporating an Adam-style fire surround with coal effect fire sat on a marble hearth. Door to kitchen.

KITCHEN

19'6" × 12'3" (5.94m × 3.73m)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-effect roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring Neff gas hob with extractor over, in-built AEG oven, plumbing for washing machine, space for tumble dryer and space for fridge/freezer, wall mounted gas boiler. Ample space for table and chairs, corner display shelving, useful understairs storage cupboard (housing the electricity meter), dual aspect double glazed windows (with fitted blinds), useful cloaks storage cupboard with shelving and hanging rail, additional double cupboard making an ideal kitchen pantry. A panel and glazed Georgian-style exit door leads into the garden.

FIRST FLOOR LANDING

Doors to all bedrooms, wet room and WC. Loft access point to a partially boarded loft space.

BEDROOM ONE

19'6" × 8'8" (5.95 × 2.65)

Dual aspect room with double glazed windows to front and rear, radiator and coving.

BEDROOM TWO

10'7" × 9'2" (3.25 × 2.80)

Double glazed window to the front, radiator, coving, TV point and useful storage space with hanging rail and shelving.

BEDROOM THREE

9'10" × 7'8" (3 × 2.35)

Double glazed window to the rear, radiator, decorative coving and airing cupboard housing the hot water cylinder.

SHOWER/WET ROOM

6'0" × 5'4" (1.85 × 1.65)

Two piece suite comprising walk-in shower area with anti-slip flooring and electric shower, wash hand basin. Chrome towel rail, tiling to the walls, double glazed window to the rear and Ventaxia pull-cord extractor fan.

SEPARATE WC

Low flush WC, double glazed window to the rear (with fitted blind), panelled ceiling and tiling to the walls.

OUTSIDE

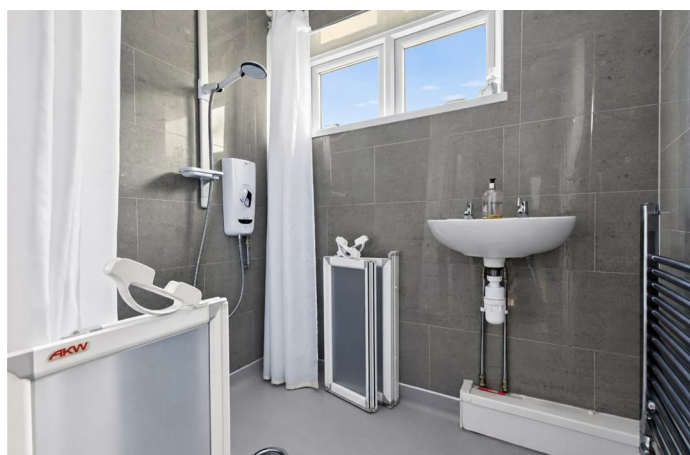
The property has gardens and grounds to the front, side and rear. The front offers a paved pathway providing access to the front entrance door, external lighting point and flowerbeds. The pathway continues down the right hand side of the property where there is a further block paved pathway leading down the side and rear gardens, a lawn to the right hand side, enclosed by timber fencing and screened with trees and conifers. The side then opens out to the rear where there is an extensive block paved patio area (ideal for entertaining) spanning the full width of the garden. The rear then drops into an extensive lawn, fully enclosed by timber fencing to the boundary lines with a timber storage shed, vast array of mature bushes, shrubs, trees and plants. There is an external water tap.

DIRECTIONS

From our Stapleford office on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take the first right onto Eatons Road and then first left onto Gibbons Avenue. Turning immediate right again onto The Mount. The property can be found on foot via the first pedestrian walkway on the left. The property is at the end of the walkway on the left hand side.

AGENTS NOTE

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

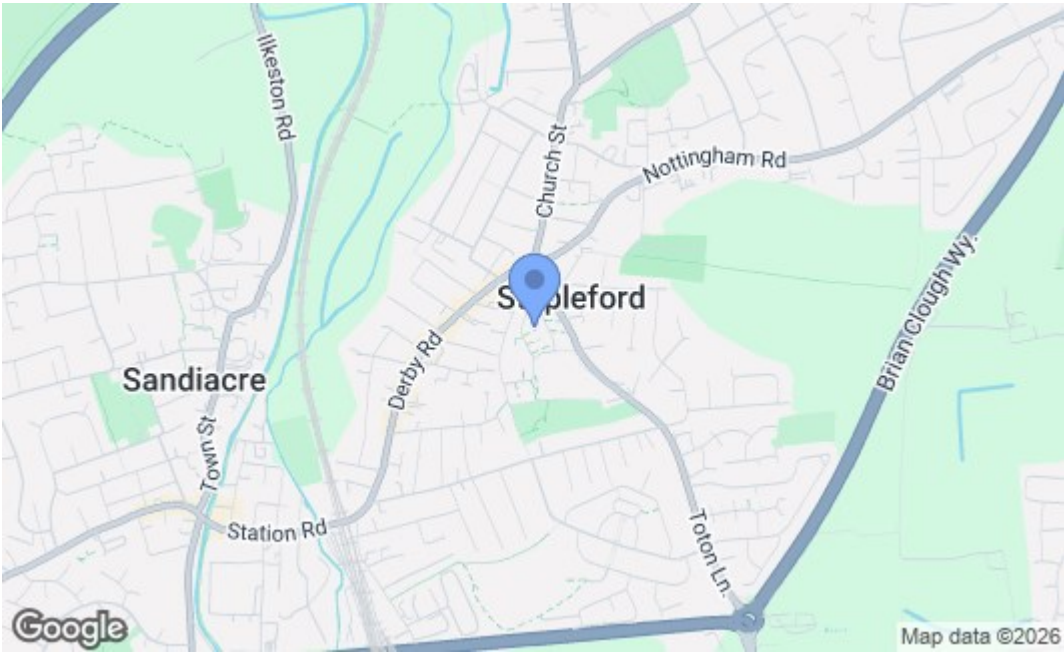
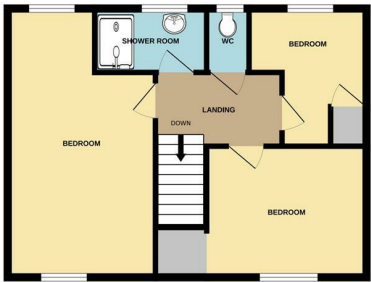




GROUND FLOOR



1ST FLOOR



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		
		77
	57	
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.