Robert Ellis

look no further...







Central Avenue
Stapleford, Nottingham NG9 8PU

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

£210,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED THREE BEDROOM MID-TERRACED HOUSE POSITIONED OVERLOOKING LOCAL PARKLAND AND GREEN SPACE.

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

The property benefits from gas fired central heating from a recently installed combination boiler, recent re-wire, double glazing, gated off-street parking and an enclosed rear garden.

The property is located within easy reach of excellent nearby schooling for all ages, access to nearby town centre amenities, as well as good transport links, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham express tram terminus and the i4 bus service.

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





ENTRANCE HALL
6'8" x 4'7" (2.05 x 1.41)
uPVC panel and double glazed front entrance door, stairs to first floor and door to living room.

LIVING ROOM
16'7" x 11'11" (5.06 x 3.64)
Dual aspect room with double glazed windows to front and rear (the front overlooking adjacent park and green space), radiator, media points and door to kitchen.

DINING KITCHEN
1637'1" x 10'8" (499 x 3.27)
The kitchen comprises a matching range of handle-less fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating single sink and draining board with central mixer tap and matching laminate-style upstand. Fitted four ring gas hob with extractor over and oven beneath. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Ample space for dining table and chairs, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the front and rear, uPVC panel and glazed exit door.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point.

BEDROOM ONE
16'0" x 9'3" (4.90 x 2.84)
Dual aspect room with double glazed windows to front and rear (the front overlooking the local park and green space), radiator.

BEDROOM TWO
12'1" x 8'10" (3.69 x 2.71)
Double glazed window to the front (overlooking the local park and green space), radiator, media points.

BEDROOM THREE
9'5" x 7'1" (2.89 x 2.16)
Double glazed window to the rear, radiator.

BATHROOM
8'4" x 4'8" (2.56 x 1.43)
White three piece suite comprising panel bath with curved edge glass shower screen, mixer tap and shower attachment, wash hand basin and push flush WC. Partial tiling to the walls, chrome ladder towel radiator, wall mounted bathroom cabinet, extractor fan, two double glazed windows to the rear.

OUTSIDE
To the front of the property, there is lowered kerb entry to a gated tarmac driveway providing off-street parking, section of lawn with planted borders housing a variety of bushes and shrubbery. Pedestrian access leads into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line incorporating an initial paved patio leading onto a generous lawn with well stocked flowerbeds and borders. Within the garden, there is a brick outbuilding and external water tap.

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

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Take an eventual left hand turn onto Ewe Lamb Lane. Take a left hand turn onto Central Avenue and the property can be found on the right hand side, identified by our For Sale board.













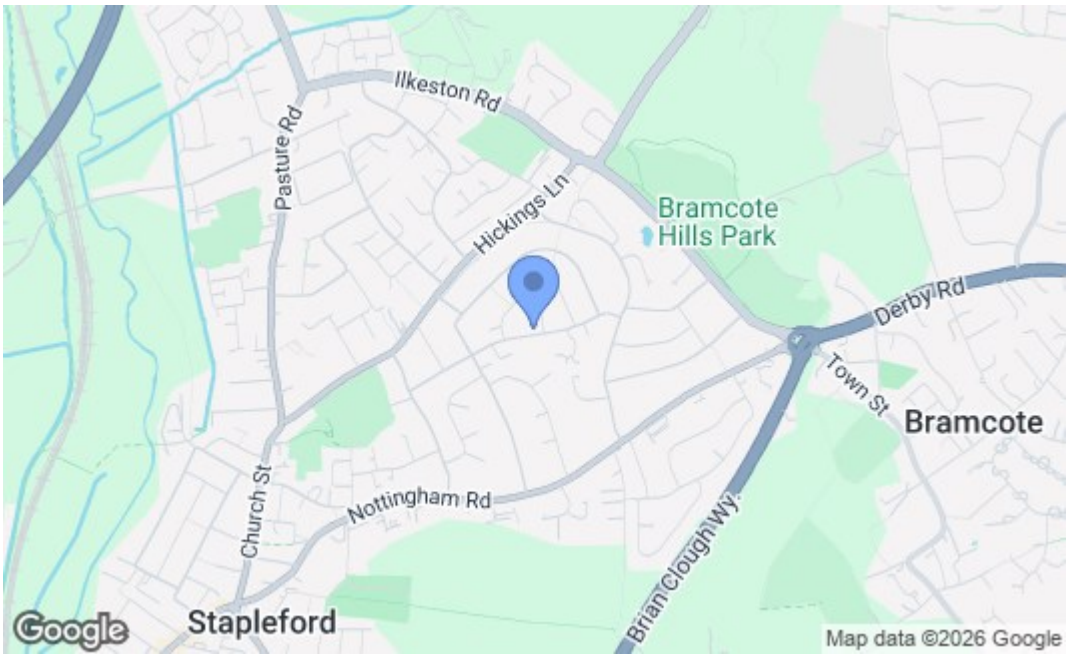

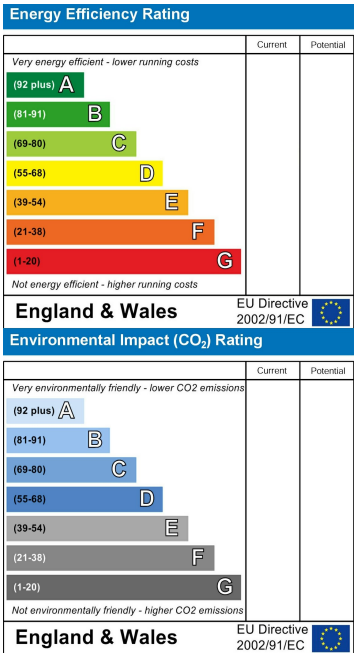

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.