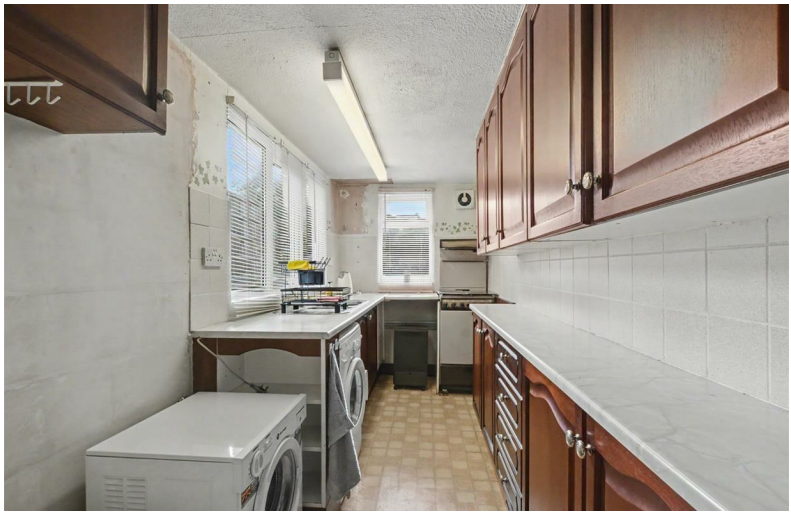
Robert Ellis

look no further...







Brookhill Street
Stapleford, Nottingham NG9 7BS

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

Guide Price £75,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM END-TERRACED HOUSE SOLD VIA TRADITIONAL AUCTION on the 17th DECEMBER 2026.

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

The property benefits from majority double glazing, gas central heating via a back boiler and generous garden space to the rear.

The property is in need of general modernisation and improvement throughout but is positioned in this popular residential location within close proximity of all the nearby town centre amenities and fantastic transport links to and from the surrounding areas such as the A52 for Nottingham and Derby, i4 bus service, Junction 25 of the M1 motorway and Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

We believe the property will make an ideal first time buy or investment opportunity and highly recommend an internal viewing.





LIVING ROOM
12'5" x 12'4" (3.79 x 3.77)
Panel front entrance door with glazed top unit, uPVC double glazed window to the front, radiator, decorative coving, central chimney breast with tiled hearth, Georgian-style panel and glazed door to inner lobby.

INNER LOBBY
2'9" x 2'7" (0.84 x 0.80)
Electric meters, coat pegs, door with steps down to the lit dual compartment cellar. Further Georgian-style panel and glazed door to dining room.

DINING ROOM
12'10" x 12'4" (3.93 x 3.76)
uPVC double glazed French doors opening out to the rear garden, radiator, central chimney breast incorporating four bar gas fire (housing the back boiler), door with turning staircase rising to the first floor. Panel and glazed door to kitchen.

KITCHEN
11'11" x 5'4" (3.64 x 1.64)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-effect roll top work surfaces incorporating a one and a half bowl sink unit with draining board and mixer tap and tiled splashbacks. Plumbing for washing machine, space for cooker, wall mounted extractor fan, double glazed windows to side and rear (with fitted blinds).

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
12'4" x 12'3" (3.76 x 3.75)
Double glazed window to the rear (with fitted blinds), radiator, coving, picture rail, dado rail and ceiling rose. Useful overstairs storage cupboard with shelving and loft access point.

BEDROOM TWO
12'0" x 10'4" (3.66 x 3.15)
Double glazed window to the front (with fitted blind), radiator and picture rail.

BATHROOM
10'3" x 6'2" (3.13 x 1.89)
Three piece suite comprising bath with mixer tap and handheld shower attachment over, wash hand basin with tiled splashbacks and push flush WC. Double glazed window to the front, radiator and airing cupboard housing the water cylinder/tank.

OUTSIDE
To the front of the property, there is an enclosed garden with brick boundary wall, wrought iron pedestrian gate and access to the front entrance door. An entry then runs down the right hand side of the property which then leads into the rear garden. The rear garden is of a generous overall size with an initial paved courtyard seating area accessed directly from the dining room French doors. This then leads onto the main part of the garden which is predominantly lawned, enclosed by hedgerow and brick wall to the boundary lines with mature bushes, shrubs and plants. A brick garden store at the foot of the plot.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of the Sandiacre before taking an eventual left hand turn just prior to the railway bridge onto Brookhill Street. The property can be found on the right hand side as you ascend the hill.

AGENTS NOTE
No appliances or heating systems have been tested. The property is to be SOLD AS SEEN under auction terms.













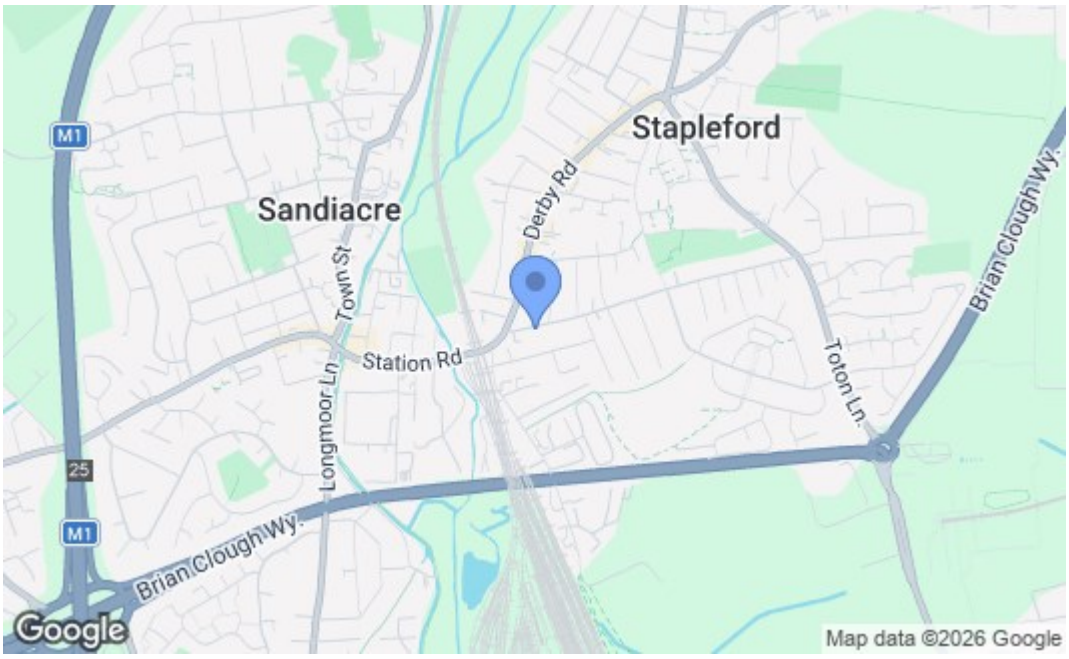

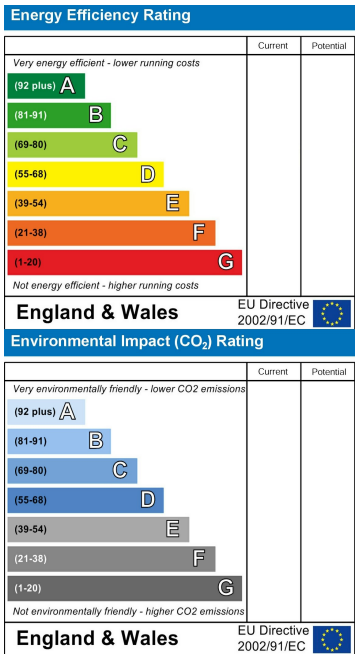

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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