



Sheridan Court,  
Stapleford, Nottingham  
NG9 8LY

**£190,000 Freehold**



A three bedroom link detached house which has been newly refurbished by the current owners with a spacious and enclosed rear garden.

This property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young families or investors looking to add to their portfolio.

Situated within a popular and convenient location within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in the neighbouring towns of Beeston and Long Eaton. There are excellent bus links nearby and Beeston train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room, kitchen and utility room to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a lawned garden with mature shrubs and a footpath leading to the front door. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and brick built storage.

With double glazing and gas central heating throughout, this fantastic property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hallway

A double glazed door leads through to entrance hall with laminate flooring, radiator and access to under stairs storage cupboard.

### Living Room

14'10" x 11'0" (4.533 x 3.354)

With wooden flooring, radiator, gas fire with fireplace and UPVC double glazed window to the front aspect.

### Dining Room

8'11" x 8'0" (2.719 x 2.440)

With wooden flooring and UPVC double glazed sliding door to the rear garden.

### Kitchen

11'6" x 9'5" (3.524 x 2.891)

With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven, hob and dishwasher. Wall mounted combination boiler. UPVC double glazed window to the rear aspect.

### Utility Room

4'7" x 7'5" (1.401 x 2.279)

With space and fittings for freestanding fridge/freezer and washer/dryer. UPVC double glazed door to the rear garden.

### First Floor Landing

With access to the loft hatch.

### Bedroom One

11'9" x 11'1" (3.596 x 3.383)

With laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

11'10" x 9'7" (3.626 x 2.938)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'9" x 8'2" (2.689 x 2.513)

With laminate flooring, radiator, storage cupboard and UPVC double glazed window to the front aspect.

### Bathroom

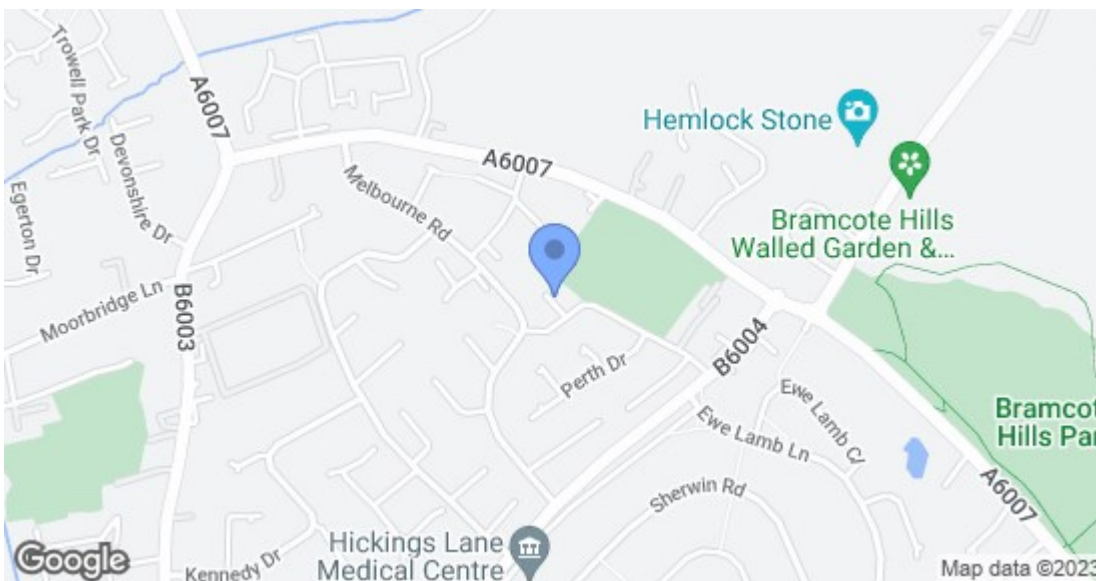
Incorporating a three piece suite comprising bath with mains powered shower over, wash hand basin and WC. Fully tiled walls and two UPVC double glazed windows to the rear aspect.

### Outside

To the front of the property is a lawned garden with mature shrubs and a footpath leading to the front door. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and brick built storage.

N.B The vendors of this property are staff members of Robert Ellis.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 46                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.