



Pinfold Lane  
Stapleford, Nottingham NG9 8DL

**£199,950 Freehold**

A TWO BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



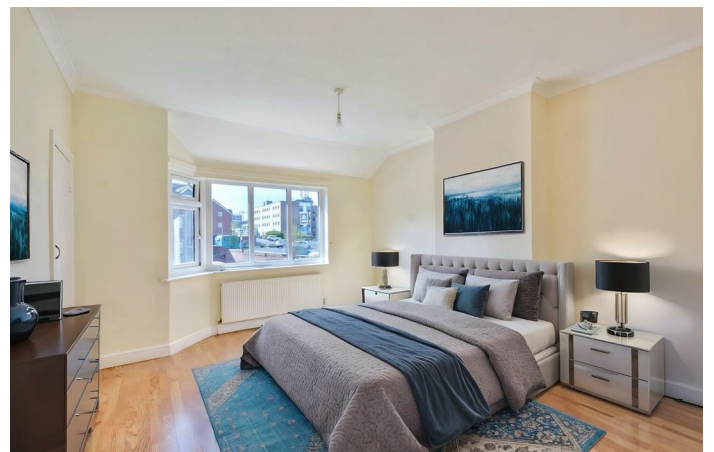
A traditional two bedroom semi detached house offered for sale with NO UPWARD CHAIN and is ready to move into.

Set back from the road with an attractive forecourt offering parking for two vehicles side-by-side and easy to maintain style rear garden.

Benefitting from gas fired central heating served from a combination boiler and double glazed windows throughout. The property has been newly decorated and comes to the market as a blank canvas ready for first time buyers to make their own mark upon it.

Conveniently situated within walking distance of Stapleford town centre to a variety of shops and amenities, including Aldi, and many useful independent retailers. There is a regular bus service linking Nottingham and Derby.

We expect this property to sell quickly and we recommend contacting us as soon as possible to arrange a viewing.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.  
Door to lounge.

## LOUNGE

13'6" x 12'0" (4.13 x 3.68)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

10'8" x 10'2" (3.27 x 3.12)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Wall mounted gas boiler (for central heating and hot water), understairs store cupboard, window and door to the rear. Door to utility.

## UTILITY

7'3" x 4'2" (2.21 x 1.28)

Plumbing and space for washing machine, work surfacing, radiator. Door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'5" x 12'1" (4.1 x 3.70)

Built-in wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

10'4" x 7'11" (3.17 x 2.43)

Radiator, double glazed window to the rear.

## BATHROOM

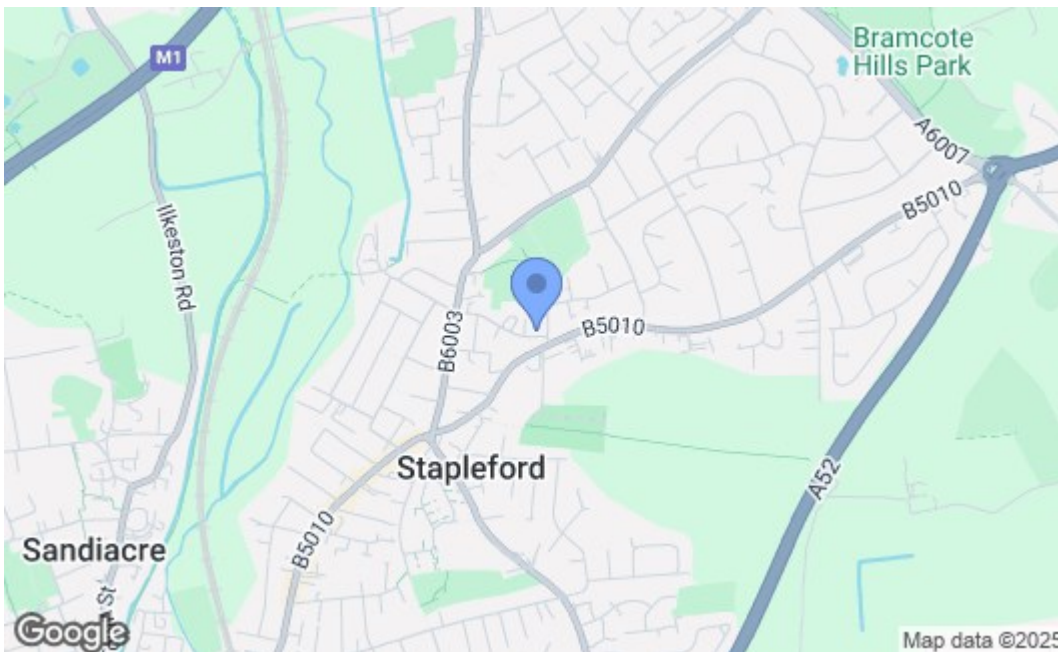
Incorporating a three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

To the front, the property is set back from the road with a

gravel forecourt providing off-street parking for two vehicles side-by-side. There is pedestrian access via a gate leading to the rear garden which is fenced and enclosed, courtyard in design paved for ease of maintenance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(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.