



**Albert Avenue**  
**Stapleford, Nottingham NG9 8ET**

A THREE BEDROOM MID TERRACE HOUSE,  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN

**£159,995 Freehold**



A THREE BEDROOM MID TERRACE HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market, with no upward chain, this three bedroom mid terrace house situated within walking distance of Stapleford town centre.

With accommodation over two floors comprising entrance lobby, living room and full width dining kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite.

Other benefits to the property include gas central heating from combi boiler, double glazing (not front door), off street parking to the front and generous enclosed garden space to the rear.

The property itself sits favourably within walking distance of the shops and services within Stapleford town centre, there is also easy access to a vast array of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

For those needing to commute there is also easy access to a good array of nearby transport links including the I4 bus service to Nottingham and Derby, the Nottingham electric tram terminus situated at Bardill's roundabout, the M1 J25 motorway and the A52 for direct links to Nottingham and Derby.

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



### Entrance Lobby

4'3" x 3'10" approx (1.32m x 1.17m approx)

Panel and glazed front entrance door, coat pegs, radiator, staircase rising to the first floor, wall mounted thermostat and door to:

### Lounge

13'5" x 13'1" approx (4.1m x 4.01m approx)

Double glazed bow window to the front, radiator, TV point and archway opening through to:

### Kitchen

16'7" x 8'11" approx (5.07m x 2.73m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and drainer with tiled splashbacks, plumbing for an automatic washing machine, space for a cooker, breakfast bar area, ample space for dining table and chairs, tiled floor, radiator, double glazed window to the rear with fitted roller blind, useful understairs storage cupboard/pantry with power, double glazed French doors opening out to the rear garden and wall mounted combination boiler.

### First Floor Landing

Loft access point and doors to:

### Bedroom 1

12'6" x 8'7" approx (3.83m x 2.62m approx)

Double glazed window to the rear overlooking the garden, radiator and exposed wooden floorboards.

### Bedroom 2

10'0" x 8'3" approx (3.07m x 2.53m approx)

Double glazed window to the front, radiator, exposed wooden floorboards and fully fitted to one wall wardrobes with matching overhead storage cupboards.

### Bedroom 3

8'11" x 7'9" approx (2.73m x 2.37m approx)

Double glazed window to the rear, again overlooking the garden, radiator and exposed wooden floorboards.

### Shower Room

6'11" x 6'3" approx (2.13m x 1.91m approx)

Three piece suite comprising corner shower cubicle with Triton electric shower, push flush w.c. and wash hand basin with tiled splashbacks and storage cabinets beneath. Partial wall tiling, radiator, wall mounted mirror fronted bathroom cabinet and window to the front (not double glazed) with fitted roller blind.

### Outside

To the front of the property there is a lowered kerb entrance providing off street parking via a gravelled driveway. Paved pathway to the front entrance door and mature hedgerows to the boundary line offering screening from neighbouring properties. The rear garden is enclosed predominantly with line and wire fencing to the boundary lines. The garden is in need of a general overhaul but benefits from a patio seating area, a vast array of mature bushes and shrubbery, timber shed/summerhouse to the rear part of the garden and gated access over the neighbouring property for bin removal to the front.

### Directions

From our Stapleford branch on Derby Road proceed as if heading in the direction of Sandiacre and take a right hand turn onto Albert Avenue. The property can then be found a little further along on the right hand side identified by our for sale board.

### Council Tax

Broxtowe Borough Council Band A

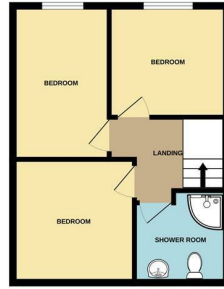




**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are for general guidance only and should not be used as a basis for any professional judgement. They are not intended to be used as a basis for any professional judgement as to their quality or efficiency can be given. ©2023 Robert Ellis Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.