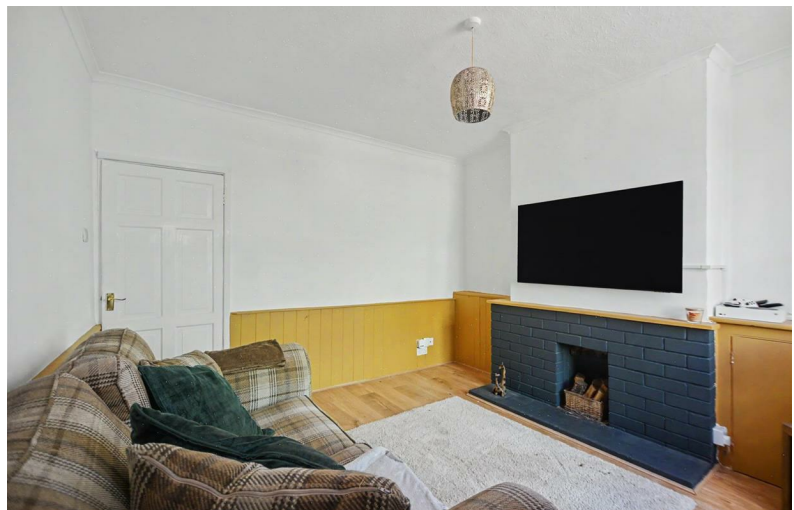
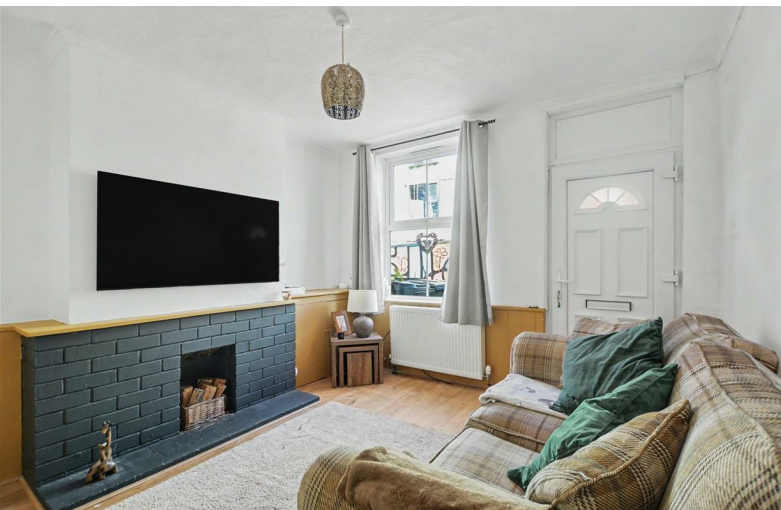




Victoria Street
Stapleford, Nottingham NG9 7AP

£150,000 Freehold

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



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS IDEAL FIRST TIME BUY TWO BEDROOM END TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN LOCATED IN THE TOWN CENTRE OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises living room, dining room, kitchen and three piece bathroom suite. The first floor landing provides access to two first floor double bedroom.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing and enclosed rear garden.

The property is situated right in the heart of Stapleford town centre, offering easy access to the town centre shops, services and amenities. There is also easy access to transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those needing schools, there is good access to a range of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

We believe the property makes an ideal first time buy and highly recommend an internal viewing.



LIVING ROOM

11'9" x 11'6" (3.59 x 3.51)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, laminate flooring, door providing access to the inner lobby, meter cupboard, media points, central chimney breast with painted brick fireplace and tiled hearth.

INNER LOBBY

Doors leading down to a half cellar with shelving and lighting. Access to both reception rooms.

DINING ROOM

11'9" x 11'6" (3.59 x 3.51)

Double glazed window to the rear, laminate flooring, radiator, door with staircase rising to the first floor, central chimney breast with decorative Adam-style fire surround, access through to the kitchen and inner lobby.

KITCHEN

14'4" x 6'10" (4.37 x 2.09)

The kitchen comprises a matching range of Shaker-style fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring hob with extractor over and oven beneath. Inset one and a half bowl sink unit with draining board and mixer tap with tiled splashbacks, space for full height fridge/freezer, as well as plumbing for under-counter washing machine and further appliance space, recently installed wall mounted gas fired central heating combination boiler (for central heating and hot water), radiator, tiled floor, two double glazed windows to the side (with fitted blinds), uPVC panel and double glazed exit door to outside and further door to the bathroom.

BATHROOM

10'1" x 5'7" (3.08 x 1.71)

Modern white three piece suite comprising panel bath with mixer tap and shower attachment over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed windows to the side and rear (with fitted blinds), radiator, tiling around the bath, tiled floor.

FIRST FLOOR LANDING

Doors to both double bedrooms.

BEDROOM ONE

11'10" x 11'5" (3.62 x 3.49)

Double glazed window to the front (with fitted blind), radiator, central chimney breast incorporating decorative Adam-style fire surround with original inset.

BEDROOM TWO

11'6" x 11'6" (3.52 x 3.52)

Double glazed window to the rear (with fitted blind), radiator, storage cupboard which also provides loft access point to a partially boarded, lit and insulated loft space.

OUTSIDE

To the front of the property, there is a small enclosed garden with pedestrian gate and pathway providing access to the front entrance door.

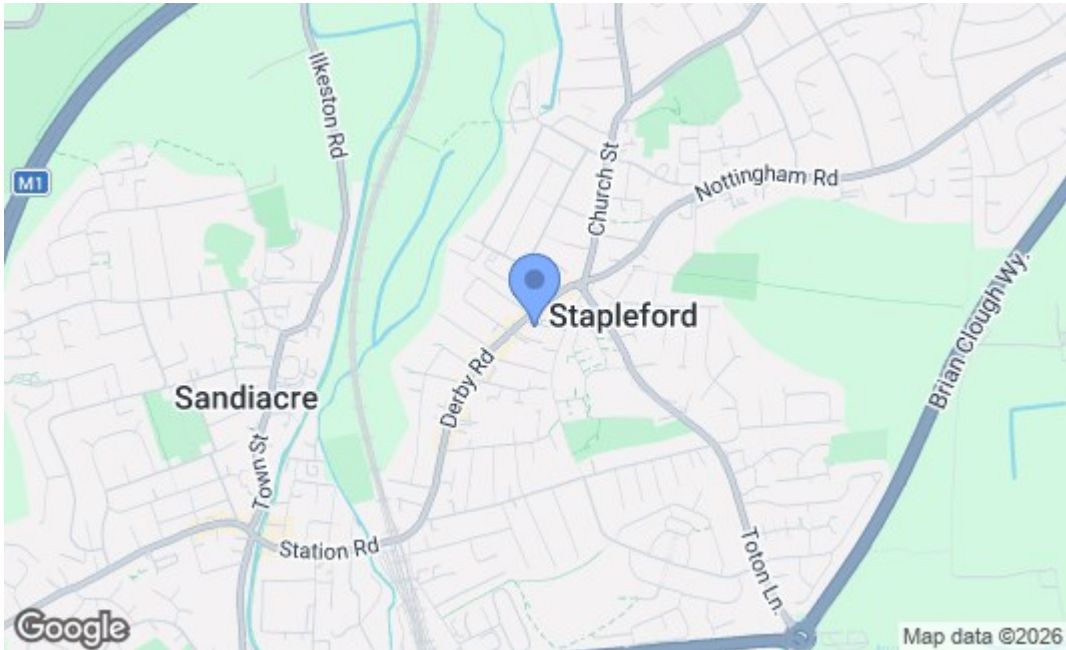
TO THE REAR

The rear garden is enclosed by brick wall and timber fencing to the boundary lines, offering an initial courtyard-style patio garden area leading onto a predominant gravel stone and rear patio enclosed by timber fencing and brick wall to the boundary lines.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking a left hand turn onto Victoria Street. The property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.