



Edward Street
Stapleford, Nottingham NG9 8FH

A TRADITIONAL THREE BEDROOM SEMI
DETACHED HOUSE.

£220,000 Freehold



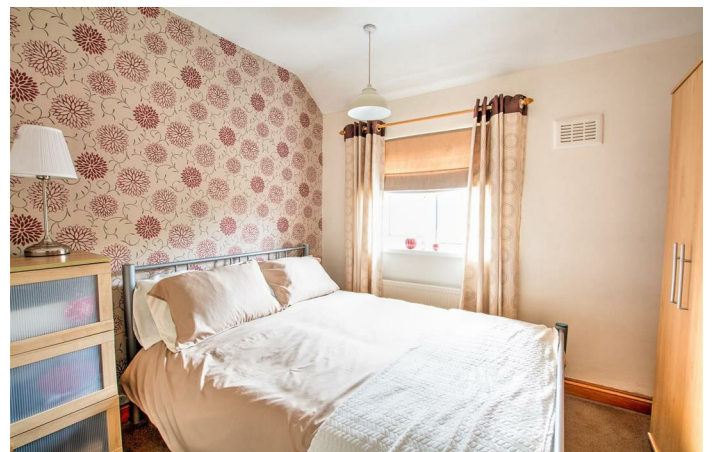
A traditional and surprisingly spacious three bedroom semi detached house.

This property comes to the market in a 'ready to move into' condition and offers great family sized accommodation which includes two reception rooms, a useful ground floor shower room with utility closet, as well as a family bathroom and three well proportioned bedrooms to the first floor.

The property benefits from gas fired central heating and double glazing throughout. The property is situated on a good size enclosed plot with well maintained gardens, the rear having patio, lower lawn and further patio area at the foot of the plot.

Situated in this popular tree-lined avenue within walking distance of many local amenities including the town centre itself, local schools for all ages, regular bus service and good road networks linking Nottingham and Derby.

Offered for sale with NO UPWARD CHAIN. We recommend viewing this property internally to fully appreciate the accommodation.



ENTRANCE HALL

Double glazed front entrance door and doors to :

LOUNGE

11'4" x 10'7" (3.47 x 3.24)

Radiator, double glazed window to the front.

DINING ROOM

11'10" x 10'11" (3.61 x 3.33)

Radiator, double glazed window to the front.

KITCHEN

9'7" x 8'11" (2.94 x 2.74)

Fitted range of wall, base and drawer units, rolled edge work surfacing and inset stainless steel sink with single drainer. Built-in electric oven, gas hob and extractor hood over. Understairs store cupboard, radiator, double glazed window and door to rear.

SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, useful utility closet with plumbing and space for washing machine.

FIRST FLOOR LANDING

Accessed from a dog-leg staircase, double glazed window. Loft hatch and built-in airing cupboard with gas boiler (for central heating and hot water). Doors to bedroom and bathroom.

BEDROOM ONE

11'10" x 10'9" (3.62 x 3.30)

Radiator, double glazed window to the front.

BEDROOM TWO

11'3" x 10'10" (3.45 x 3.31)

Radiator, double glazed window to the front.

BEDROOM THREE

9'8" x 9'1" (2.96 x 2.77)

Radiator, double glazed window to the rear.

BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Double glazed window.

OUTSIDE

To the front the garden is hedged-in. There is pedestrian access leading to the front door and to the rear garden which is enclosed and of generous size with patio, lower garden laid to lawn with various bedding. At the foot of the plot there is a further paved seating area.

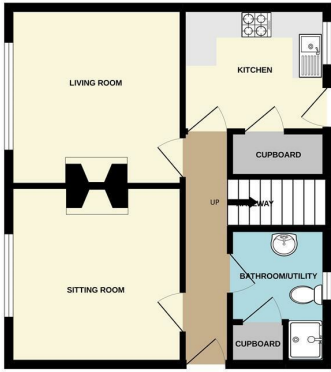
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Turn almost immediately right onto Warren Avenue following the "S" bend around onto the continuation of Warren Avenue. Turn right onto Edward Street and continue along the road where the property can be found on the left hand side identified by our For Sale board.

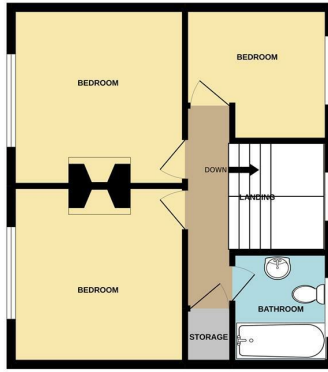
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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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