



Rockford Court  
Stapleford, Nottingham NG9 8LD

A THREE BEDROOM END TERRACED  
HOUSE.

**£195,000 Freehold**





A surprisingly spacious three bedroom end terraced house in a ready to move into condition.

This extremely well presented property comes to the market with NO UPWARD CHAIN and benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

The accommodation comprises entrance hall, lounge with archway through to separate dining room, fitted kitchen with useful utility room. To the first floor the landing provides access to three bedrooms and modern bathroom/WC.

The property fronts Braddon Avenue and the first floor bedrooms have great views over the surrounding area. There is a good size rear garden attractively landscaped with patio and raised area finished to artificial lawn. A great location for families and commuters alike as schools are within easy reach, regular public transport, the town centre of Stapleford and a short drive to the A52 for Nottingham and Derby.

A fantastic home for first time buyers and young families. Internal viewing is recommended.



## ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, doors to kitchen and lounge.

## LOUNGE

14'11" x 10'11" (4.55 x 3.34)

Radiator, double glazed window to the front and archway to dining room.

## DINING ROOM

7'11" x 9'1" (2.43 x 2.77)

Radiator, double glazed patio door to the rear garden and door to kitchen.

## KITCHEN

11'7" x 9'6" (3.55 x 2.9)

Incorporating a modern fitted range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Cupboard housing Ideal combination boiler (for central heating and hot water). Double glazed window to the rear and door to utility room.

## UTILITY ROOM

13'11" x 4'7" (4.25 x 1.41)

Fitted base cupboards with work surfacing, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" x 11'7" (3.64 x 3.55)

Radiator and double glazed window to the front enjoying views over the surrounding area.

## BEDROOM TWO

11'11" x 9'8" (3.64 x 2.95)

Built-in cupboard, radiator, double glazed window to the rear.

## BEDROOM THREE

8'6" x 8'0" less bulkhead (2.60 x 2.46 less bulkhead)

Radiator, double glazed window to the front.

## BATHROOM

8'8" x 4'10" (2.66 x 1.48)

Incorporating a three piece suite comprising wash hand basin within vanity unit, low flush WC and panel bath with feature thermostatic controlled shower system with shower rose. Heated towel rail, double glazed windows.

## OUTSIDE

To the front is a partially open plan garden to gravel for ease of maintenance. The rear garden is enclosed and of good size with patio area and steps leading to a further garden area laid to artificial lawn for ease of maintenance, there is a garden shed.

## DIRECTIONS

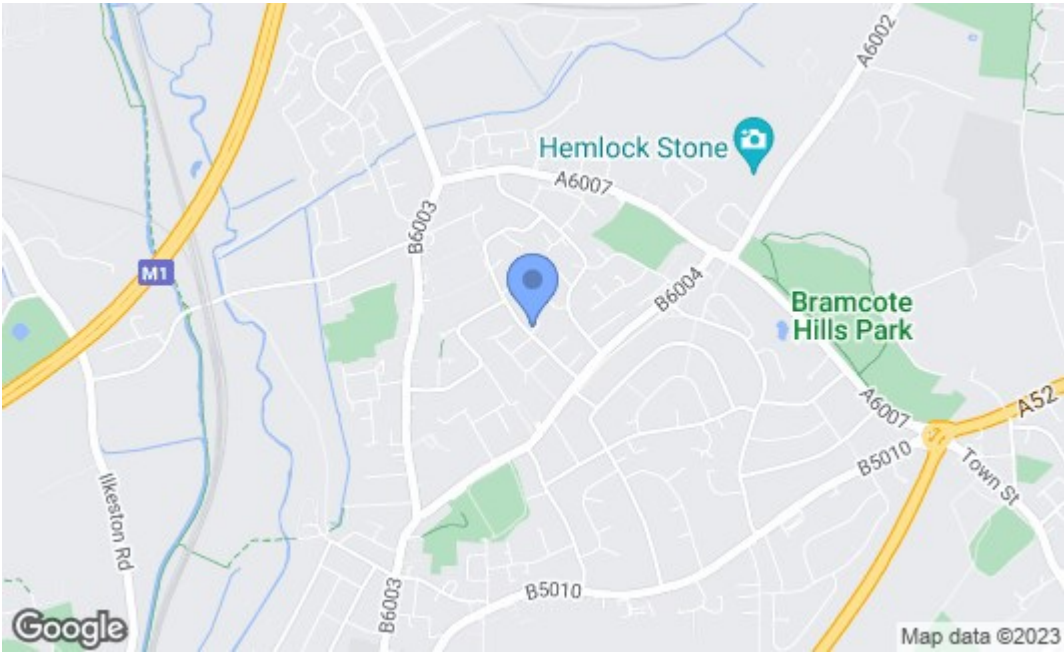
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Take the right fork onto Hickings Lane. Continue along the road, turning second left onto Braddon Avenue. Follow the road along, where Rockford Court and the property can be found on the right hand side, identified by our For Sale board. Ref: 8075PS







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 for 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		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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