Robert Ellis

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Alexandra Street
Stapleford, Nottingham NG9 7ED

A SURPRISINGLY SPACIOUS THREE BEDROOM TWO BATHROOM END TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£177,500 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS DECEPTIVELY SPACIOUS THREE BEDROOM END TERRACED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

With accommodation over three floors comprising front living room, central dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom suite. A further staircase then rises to the top floor attic space which has the benefit of an en-suite shower room.

The property also benefits from gas fired central heating with a combination boiler, double glazing and enclosed garden space to the rear.

Situated on a quiet residential no-through road street in the town centre of Stapleford, there is easy access to a variety of shops and amenities in the town centre, good transport links including the i4 bus service, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

There is also easy access to great schooling if required.

The property also benefits from an enclosed rear garden with outbuilding, patio and lawn.

Offered for sale with immediate vacant possession, being equally suite to first time buyers and investors alike. We highly recommend an internal viewing.

LOUNGE
12'1" x 11'11" (3.70 x 3.64)
uPVC panel and double glazed front entrance door with double glazed window above the door, front double glazed window, flame effect electric fire with display surround, meter cupboard box, radiator, media points. Door to inner lobby.

INNER LOBBY
With useful understairs storage cupboard and open access to the dining room.

OPEN PLAN DINING AREA TO KITCHEN
20'4" x 11'9" (6.20 x 3.60)
The dining area has a radiator, door with turning staircase rising to the first floor, spotlights, central chimney breast with tile insert. Opening through to the kitchen area.

The kitchen are comprises a matching range of fitted wall, base and drawer units with contrasting granite effect roll top work surfacing and inset single sink and draining board with central mixer tap. Fitted four ring gas hob with double oven beneath, plumbing for washing machine, integrated fridge, wall mounted gas fired combination boiler (for central heating and not water purposes), tiled splashbacks, tiled floor, glass fronted crockery cupboards, display block window to the rear, spotlights, double glazed French doors which open out the rear garden.

FIRST FLOOR LANDING
Doors to bedrooms, bathroom and door with staircase rising to the attic space. Useful understairs storage cupboard.

BEDROOM ONE
12'0" x 11'11" (3.67 x 3.64)
Double glazed window to the front, radiator, useful overstairs storage cupboard.

BEDROOM TWO
7'11" x 7'8" (2.43 x 2.36)
Double glazed window to the side (with fitted blinds), radiator.

BEDROOM THREE
7'11" x 6'9" (2.43 x 2.07)
Double glazed window to the side (with fitted blinds), radiator.

BATHROOM
11'1" x 4'0" (3.40 x 1.22)
Three piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin, push flush WC. Partial wall tiling, double glazed window to the rear (with fitted roller blind), radiator, extractor fan, spotlights.

ATTIC SPACE
13'1" x 9'5" (4.00 x 2.89)
The unregulated attic space has a radiator, double glazed window to the side, access to the roof void/eaves storage space. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
Three piece suite comprising newly fitted corner shower cubicle with mains ran shower, wash hand basin with tiled splashback, push flush WC. Extractor fan, radiator, wall light point.

OUTSIDE
To the front of the property there is a small walled-in front garden with pathway leading to the front entrance door. Gated pedestrian access then leads towards the rear garden.

TO THE REAR
The rear garden incorporates an initial paved patio area from the French doors to the kitchen, decorative gravel stones and a rear garden lawn with an array of bushes and shrubbery. Within the garden there is an external garden store, outside water tap, pedestrian gated access leading back to the front.

AGENTS NOTE
As mentioned in the description, the attic space is unregulated and cannot be described as a bedroom. Previous occupants have used the room for a variety of purposes with the benefit of an en-suite shower room. We ask that you confirm relevant paperwork and information with your solicitor prior to completion.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Alexandra Street. Proceed up the hill and the property can be found on the left hand side, identified by our For Sale board.

Property Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating combination boiler

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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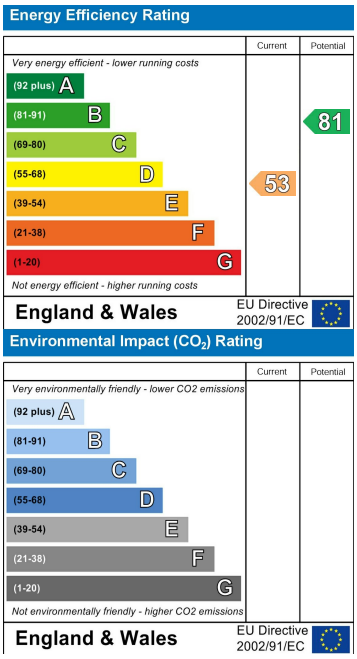

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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