Robert Ellis

look no further...

Horace Avenue,
Stapleford, Nottingham
NG9 8FR

£150,000 Freehold

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A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

The property comes to the market with NO CHAIN and immediate vacant possession and benefits from gas fired central heating, external replacement render in 2021 to the front elevation. The property is also double glazed throughout with the windows to the front elevation replaced in 2021 as well as a new composite front entrance door at the same time.

Situated on a no-through road a stones throw from the town centre of Stapleford offering a variety of local retailers, local services and regular bus route linking Nottingham and Derby. This location makes it ideal for first time buyers and those looking for long term buy to let investment opportunity.

The accommodation comprises lounge, separate dining room and kitchen. To the first floor the landing provides access to two double bedrooms and bathroom.

There is a small enclosed frontage and good size rear garden currently paved and slabbed for ease of maintenance. Residents and visitor permit parking is available subject to application with the local council.

LOUNGE
12'0" x 12'0" (3.67 x 3.68)
Radiator, double glazed window to the front and composite front entrance door.

DINING ROOM
12'0" x 11'10" (3.66 x 3.62)
Radiator, double glazed window to the rear.

KITCHEN
14'1" x 6'4" (4.31 x 1.94)
Fitted range of wall, base and drawer units as well as work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, gas hob, plumbing for washing machine and appliance space. Double glazed window to the rear. Single glazed rear exit door.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

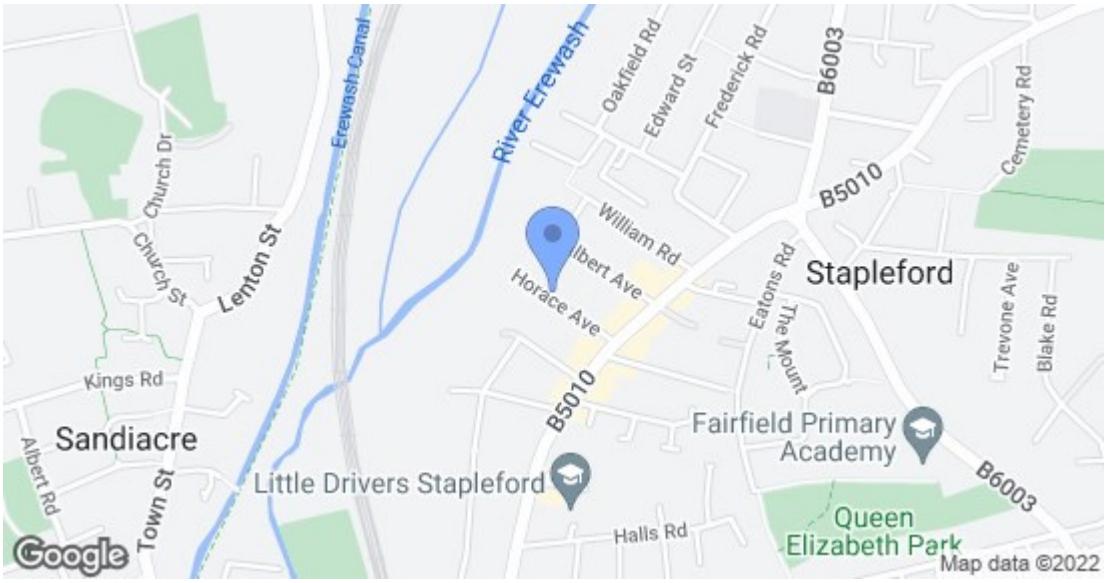
BEDROOM ONE
12'2" x 12'0" (3.73 x 3.66)
Radiator double glazed window to the front.

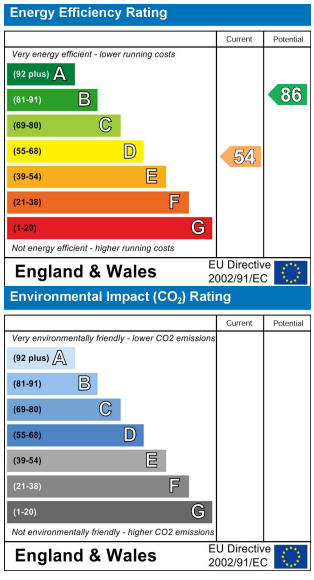
BEDROOM TWO
11'10" x 8'9" (3.61 x 2.67)
Radiator, double glazed window to the rear.

BATHROOM
8'0" x 6'5" (2.45 x 1.98)
Three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Tiled splashbacks and double glazed window.

OUTSIDE
To the front is a small enclosed courtyard. The rear garden is a good size and currently hard landscaped with paving and concrete slab.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Horace Avenue is approximately the 4th turning on the right after our branch. Continue along the row where the property can be found on the right hand side.
Ref. 7505PS





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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