



Blake Road
Stapleford, Nottingham NG9 7HR

£232,500 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



Situated on a generous corner plot can be found this three bedroom semi detached house.

Located in this private residential area, ideal for families and commuters alike. Nearby is schooling for all ages including Fairfield Junior Academy and George Spencer Academy is within walking distance. The town centre of Stapleford is approximately half a mile away, the A52 being a few minutes drive away, as is the park and ride for the Nottingham Express Tram.

The property benefits from gas fired central heating and double glazing. Some cosmetic improvement is required, allowing the incoming buyer to put their own mark upon it.

A particular feature is the large, corner position on which the property sits, with partially open front garden and fenced-in enclosed side and rear gardens which are laid mainly to lawn with a decked area. The property also benefits from a driveway providing off-street parking for one car which leads to a detached brick built single garage.



Entrance Hall

uPVC double glazed window and front entrance door, central heating radiator, stairs to the first floor.

Kitchen

10'9" x 7'4" (3.28 x 2.24)

Fitted range of wall, base and drawer units with work surfacing and inset 1 1/2 bowl stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine. uPVC double glazed window and door to the rear. Door to dining room.

Dining Room

10'11" x 8'10" (3.33 x 2.69)

Central heating radiator, uPVC double glazed French doors to rear.

Lounge

12'10" x 10'2" (3.91 x 3.1)

Inset flame effect gas fire with Adam-style surround, central heating radiator, uPVC double glazed window to the front.

Landing

uPVC double glazed window. Doors to all bedrooms and bathroom.

Bedroom 1

12'11" x 9'6" (3.94 x 2.9)

Central heating radiator, uPVC double glazed window to the front.

Bedroom 2

10'9" x 9'10" (3.28 x 3)

Built-in airing cupboard housing gas combination boiler. Central heating radiator and uPVC double glazed window to the rear.

Bedroom 3

9'6" x 6'5" (2.9 x 1.96)

Central heating radiator and uPVC double glazed window to the front.

Bathroom

Incorporating a modern white three piece suite comprising; pedestal wash hand basin, low flush WC and

"P" shaped shower bath with electric shower over. Central heating radiator, uPVC double glazed window.

Outside

Lawned front garden, fenced and enclosed side and rear gardens both predominantly lawned with a decking area to the rear. Driveway/car standing to the rear of the property which leads to a garage with up and over door, light and power.

Directional Note

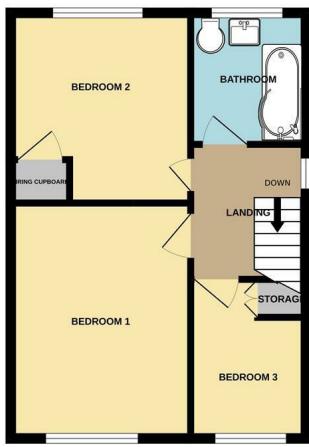
From our Stapleford office, proceed along Derby Road to the Roach lights turning right and proceed to the brow of the hill. Turn left onto Blake Road following the road along where the property can be found on the left hand side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. These plans are 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 condition can therefore be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		69
(69-80) C		
(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 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 CO₂ 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, fixture or fitting has been tested.