Robert Ellis

look no further. . .

Denver Court
Stapleford, Nottingham NG9 8LN

A ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE.

£110,000 Leasehold

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A one double bedroom ground floor maisonette which has the benefit of a private enclosed garden.

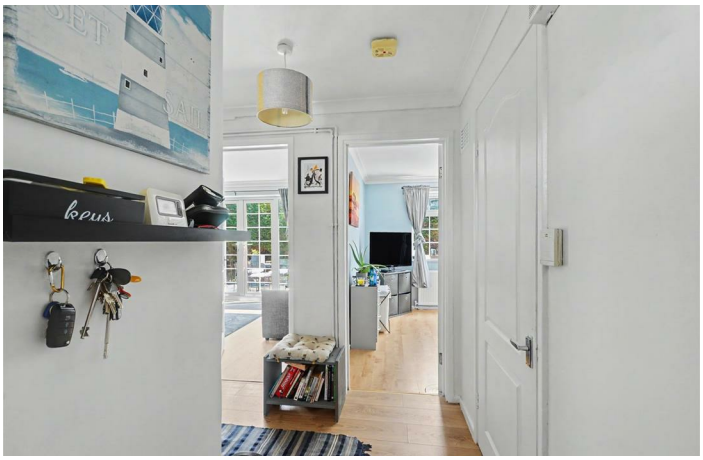
This well presented property comes to the market in a ready to move into condition and has the benefit of gas fired central heating served from a combination boiler, modern fitted dining kitchen and double glazed windows. There is a generous amount of storage both internally and also there are two useful lockable external stores.

A particular feature of this property is the good sized living room which has French doors opening to a private enclosed garden, there is a good sized patio and seating area and natural screening which enhances privacy.

Situated in this popular residential suburb, the property is on a bus route and is around half a mile from Stapleford town centre which offers a good variety of shops and facilities.

We believe this property is ideal for a number of buyers, including those looking to buy for the first time, downsizers looking for simplicity and ground floor living with the benefit of outdoor space.

Viewing is recommended.



ENTRANCE HALL
Composite front entrance door, built-in closet and useful closet currently used as a study area.

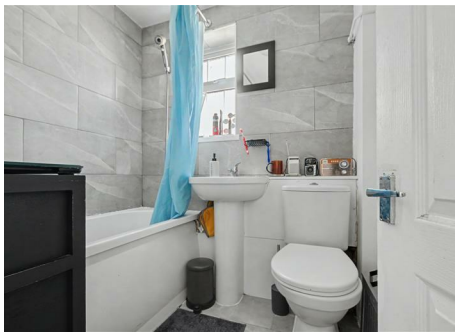
LIVING ROOM
16'4" x 10'0" (4.98 x 3.05)
Radiator, double glazed windows and French doors opening to the garden.

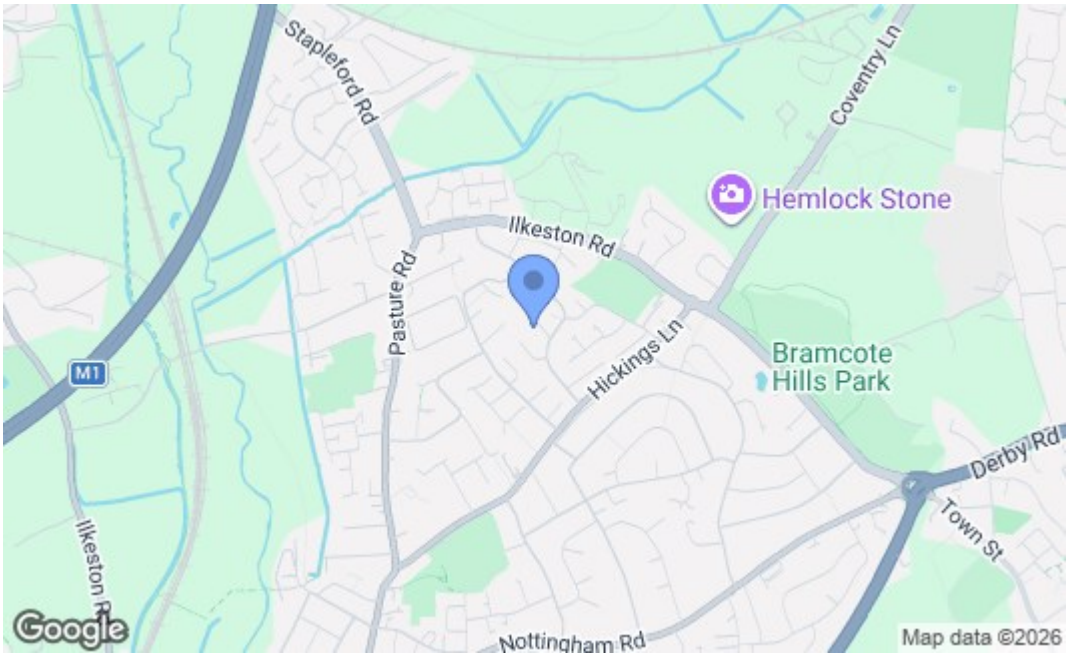
BREAKFAST KITCHEN
10'4" x 9'6" (3.16 x 2.90)
Range of modern fitted base units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Useful breakfast bar, built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, appliance space, radiator, cupboard housing the gas combination boiler (for central heating and hot water).

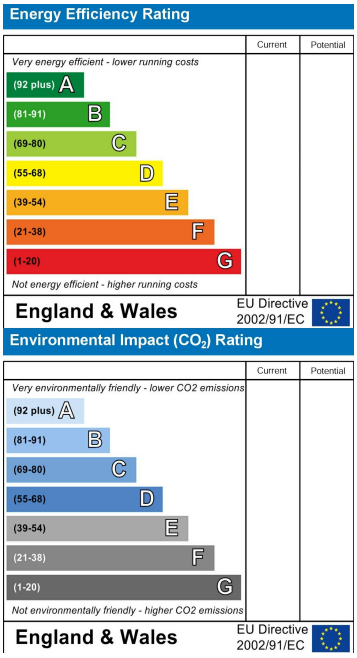
BEDROOM
13'4" x 9'10" (4.07 x 3)
Radiator, double glazed window.

BATHROOM
6'3" x 5'5" (1.93 x 1.66)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with mixer shower attachment over. Tiling to walls, radiator, double glazed window.

OUTSIDE
The property is accessed from an enclosed communal courtyard where the property has the benefit of two secure stores. The property enjoys its own private garden accessed from the French doors to the living room. The garden comprises an attractive patio and seating area flanked with ornamental barked bedding. There is a useful open storage area at the foot of the plot (ideal for bins) and natural hedge screening to the boundaries giving privacy.







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.