Robert Ellis

look no further. . .

Warren Avenue Extension
Stapleford, Nottingham NG9 8FD

A BAY FRONTED THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£175,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

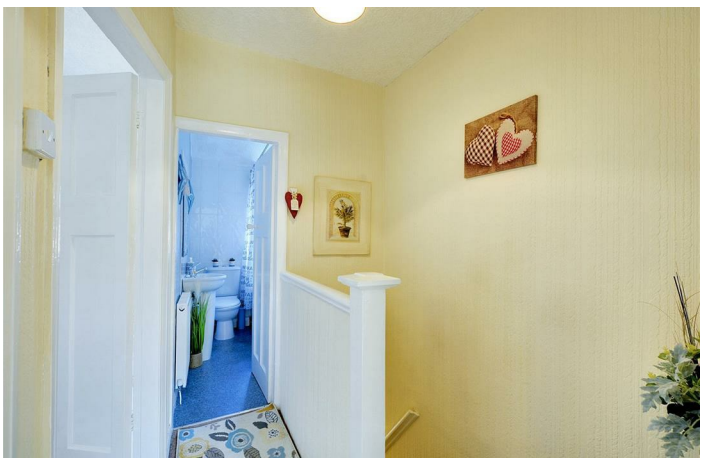
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED THREE BEDROOM END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors which comprises entrance hall, bay front living room, and dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, enclosed garden space with useful garden stores, and off-street parking to the front via a block paved double driveway.

The property is situated within walking distance of the shops and services in Stapleford town centre which offers a wide variety of national and independent retailers. There is also easy access to good schooling nearby for all ages, as well as good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



ENTRANCE HALL
4'3" x 2'11" (1.31 x 0.90)
uPVC panel and double glazed front entrance door, radiator, stairs to first floor. Door to living room.

LIVING ROOM
13'8" x 11'2" (4.17 x 3.41)
Double glazed bay window to the front, radiator, media points. Door to the hallway, opening through to the kitchen.

DINING KITCHEN
12'2" x 11'6" (3.72 x 3.51)
Comprising a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central mixer tap and decorative tiled splashbacks. Plumbing for washing machine, space for cooker, wall mounted gas fired combination boiler (for central heating and hot water purposes), space for further under-counter kitchen appliances, space for full height fridge/freezer, dado rail, double glazed window to the rear, uPVC panel and double glazed exit door to outside, space for dining table and chairs, radiator, useful walk-in pantry with shelving, additional understairs storage cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point.

BEDROOM ONE
11'10" x 9'2" (3.63 x 2.80)
Double glazed window overlooking the rear garden with partial vaulted ceiling, radiator, picture rail.

BEDROOM TWO
12'2" x 8'9" (3.73 x 2.67)
Double glazed window to the front with views over the neighbouring farmland, radiator.

BEDROOM THREE
9'3" x 5'3" (2.83 x 1.62)
Double glazed window to the rear overlooking the rear garden, radiator, meter cupboard box.

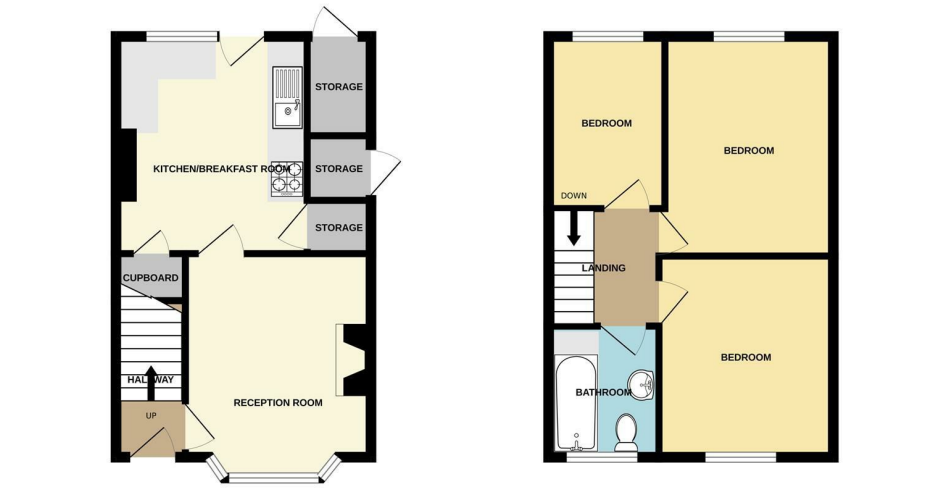
BATHROOM
7'1" x 4'9" (2.16 x 1.45)
Modern white three piece suite comprising panel bath with mixer tap and Mira Sport electric shower over, push flush WC, wash hand basin with mixer tap and tile surround. Radiator, tiling to the walls, double glazed window to the front.

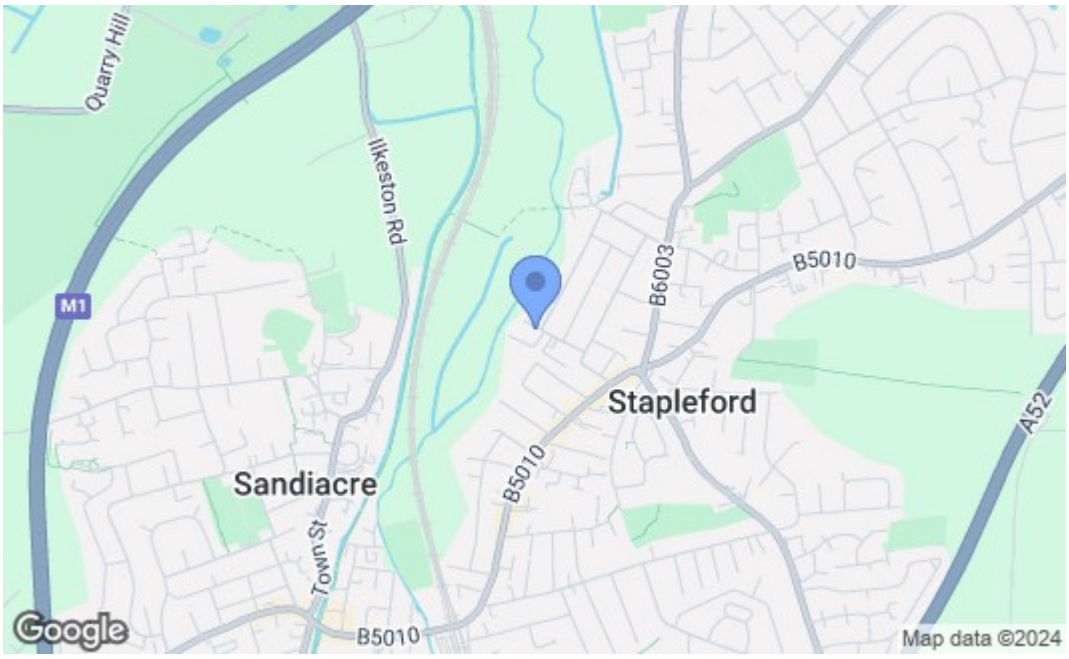
OUTSIDE
To the front of the property there is a double width block paved driveway to the front providing side-by-side off-street parking for two cars, access to the front entrance door, pedestrian gated access leading into the rear garden.

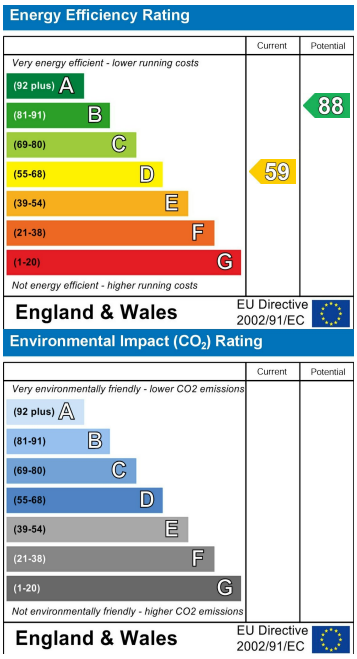
TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line to a well maintained garden space with initial paved patio seating area with central pathway providing access to the foot of the plot. The garden path separates two shaped lawns with planted borders housing a variety of bushes and shrubbery. There is also a further planted rockery, decorative gravel stone chippings, external lighting point and two useful outdoor garden stores.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the "S" bend in the road, turning left (still Warren Avenue) and continue along onto Warren Avenue Extension. The property can then be found on the left hand side, identified by our For Sale board.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed -
Phone Signal –
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Medium Risk, Surface Water - Medium Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044