



Frederick Road  
Stapleford, Nottingham NG9 8FL

**£175,000 Freehold**

A MODERN AND RENOVATED BAY  
FRONTED TWO BEDROOM SEMI  
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A RECENTLY REFURBISHED AND RENOVATED FROM TOP TO BOTTOM BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED TOWN CENTRE LOCATION.

With recent improvements such as redecoration, floor coverings, re-fitted kitchen, bathroom and central heating system, as well as enhancements to the garden area offering a patio entertaining space leading onto a generous lawn.

Accommodation is arranged over two floors and comprises bay fronted living room, inner lobby, dining room, kitchen, rear lobby and WC/utility to the ground floor. The first floor landing then provides access to two good sized bedrooms and a recently re-fitted modern bathroom suite.

The property sits favourably within walking distance of shops and services in Stapleford town centre, as well as access to good nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust.

There is also good access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 Motorway and Nottingham Express Tram terminus situated at Bardills roundabout.

Local outdoor walks are also accessible nearby including the Erewash Canal situated by the fields to the rear of Oakfield Road.

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



## LOUNGE

13'10" x 11'10" (4.22 x 3.63)

uPVC panel and double glazed front entrance door, double glazed bay window to the front, meter cupboards housing both the gas and electricity meters, media points, radiator and feature fire surround incorporating stove effect fire.

## INNER LOBBY

3'2" x 2'8" (0.97 x 0.82)

Useful understairs storage cupboard and opening to the dining room.

## DINING ROOM

11'10" x 11'10" (3.63 x 3.61)

Useful understairs storage cupboard, doors to living room and kitchen, double glazed window to the rear coving and door with staircase rising to the first floor.

## MIDDLE LOBBY

Door opening from the dining room and stairs rising to the first floor.

## KITCHEN

8'5" x 6'11" (2.57 x 2.12)

Recently fitted range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating four ring gas hob with extractor over and oven beneath, inset single sink and drainer with swan neck mixer tap, double glazed window to the side, breakfast bar space with radiator underneath, tiled splashbacks, uPVC panel and double glazed door to outside.

## REAR LOBBY

4'11" x 2'11" (1.50 x 0.90)

Double glazed window to the side space for fridge/freezer and useful storage cupboard with shelving.

## CLOAKS/WC/UTILITY

6'9" x 6'2" (2.07 x 1.90)

Newly fitted white two piece suite comprising hidden cistern WC and wash hand basin. Double glazed window to the rear, radiator, wall mounted recently fitted gas fired central heating combination boiler for central heating and hot water purposes, two useful base storage cupboards with roll top work surface above and plumbing for a washing machine.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM ONE

11'11" x 11'5" (3.64 x 3.48)

Double glazed window to the front, radiator and original restored ornate fireplace with plinth above.

## BEDROOM TWO

11'10" x 8'11" (3.63 x 2.72)

Double glazed window overlooking the rear garden and fields beyond, radiator, useful overstairs storage cupboard with fitted drawers and shelves above, also providing the loft access point. Original and restored ornate fireplace with plinth above.

## BATHROOM

8'9" x 6'9" (2.68 x 2.07)

Recently fitted white three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and shower attachment over, a push flush WC and wash hand basin with mixer tap and double storage cupboards beneath. Double glazed window overlooking the rear garden and fields beyond to the rear and chrome heated ladder towel radiator.

## OUTSIDE

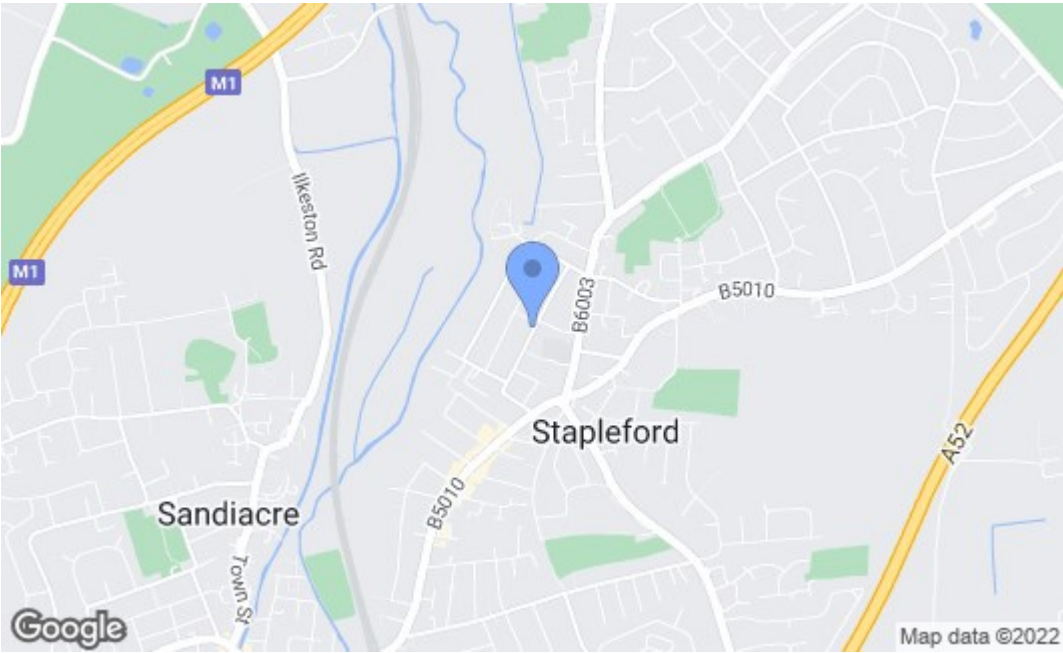
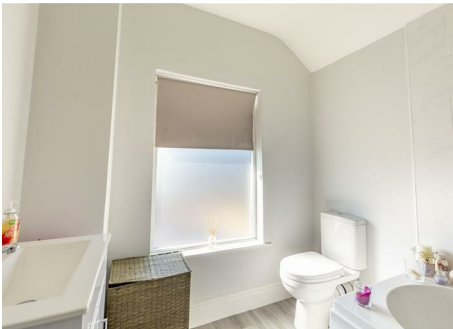
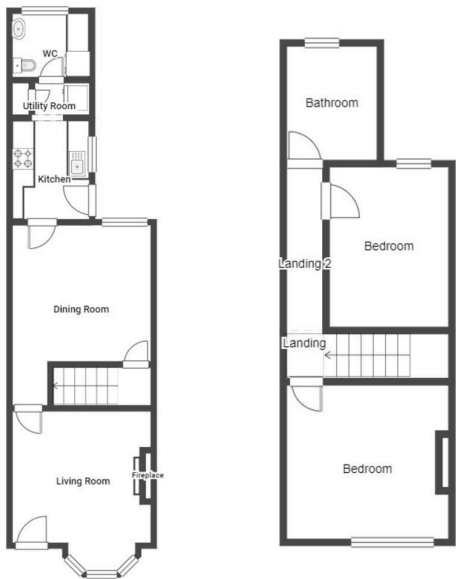
To the front of the property there is a recently re-fitted fence structure to the boundary line, sandstone pathway providing access to the front entrance door and security pedestrian gate opening and leading down the right hand side of the property. To the rear, the sandstone patio and pathway continues from the front providing good entertaining space accessed directly from the kitchen door. This then drops down to the rear part of the garden which has been further enhance by the current owner to incorporate a larger paved patio area (ideal for entertaining) leading onto a lawn section with a timber storage shed situated to the foot of the plot.

## DIRECTIONAL NOTE

From our Stapleford Branch, turn immediately right onto Warren Avenue and follow the bend in the road around to the right onto Frederick Road. Continue along Frederick Road and the property can then be found on the left hand side identified by our For Sale board.

Ref. 7560NH





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 90        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> 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, equipment, fixture or fitting has been tested.