



25 Shanklin Drive,
Stapleford, Nottingham
NG9 8EZ

£125,000 Freehold



Robert Ellis are pleased to bring to the market this ideal first time buy starter home, three bedroom bay front mid terrace house with far reaching views to the rear over Smedleys Farm towards St Giles Church, Sandiacre.

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

Other benefits of the property include a recently installed gas central heating combination boiler, double glazing and a generous 'L'-shaped rear garden.

The property itself would lend itself to both first time buyers and young families alike as the property is situated within close proximity of the shopping facilities in Stapleford town centre, nearby schooling for all ages and fantastic transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



Entrance Hall

UPVC panel and double glazed front entrance door, stairs to first floor, radiator and door to:

Lounge

13'1" x 11'1" approx (4m x 3.4m approx)

Double glazed bay window to the front, radiator, feature 'Adam' style fire surround incorporating electric fire, TV and telephone points, dado rail and door to:

Dining Kitchen

14'6" x 12'2" approx (4.44m x 3.73m approx)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces, inset 1½ bowl sink and drainer with swan neck mixer tap and multi coloured tiled splashbacks, fitted four ring gas hob with curved extractor canopy over, fitted eye level oven and microwave, integrated dishwasher, plumbing for washing machine and tumble dryer, boiler cupboard housing the recently installed gas central heating combination boiler, understairs pantry, two double glazed windows to the rear, UPVC panel and double glazed door to outside, radiator, tiled floor and ample space for dining table and chairs.

First Floor Landing

Loft access hatch to the insulated loft space and doors to:

Bedroom 1

11'1" x 10'10" approx (3.39m x 3.31m approx)

Double glazed window to the front, radiator and feature fireplace.

Bedroom 2

12'2" x 8'9" approx (3.73m x 2.67m approx)

Double glazed window to the rear overlooking the garden and beyond to the field, radiator.

Bedroom 3

9'3" x 7'3" approx (2.84m x 2.21m approx)

Double glazed window to the rear, radiator and meter cupboard.

Bathroom

8'0" x 7'1" approx (2.44m x 2.17m approx)

A white three piece suite comprising bath with power shower over, mixer tap and shower screen, wash hand basin with mixer tap and push flush w.c., fully tiled walls and floor, extractor fan, spotlights, ladder towel radiator and double glazed window to the front.

Outside

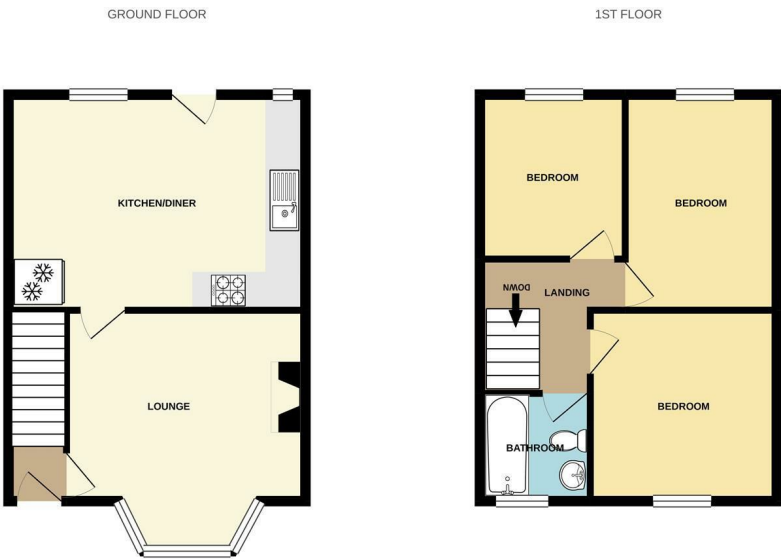
Shared picket style fence and pathway to the front entrance door, gravelled front garden and hedgerow to the boundary line, shared alleyway and gated access to the rear garden. Larger than expected rear garden, being 'L'-shaped enclosed by timber fencing with central pathway providing access to the foot of the plot, split lawned section, timber shed and greenhouse.

Directions

From our Stapleford branch on Derby Road turn immediately right onto Warren Avenue and following the bend in the road turn left (still Warren Avenue). Take the next left onto Shanklin Drive and the property can be accessed via the pedestrian jitty on the right hand side identified by our 'for sale' board.

TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.