Robert Ellis

*look no further. . .*

# Tevery Close
# Stapleford, Nottingham NG9 8DU

A THREE BEDROOM END TOWN HOUSE SITTING ON A GENEROUS CORNER PLOT WITH GARDENS TO THE FRONT, SIDE & REAR. NO UPWARD CHAIN.

**£225,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST EVER TIME THIS BRIGHT AND AIRY THREE BEDROOM END TOWN HOUSE SITTING ON A GENEROUS CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR OFFERING FANTASTIC FUTURE POTENTIAL SUBJECT TO THE RELEVANT PERMISSIONS AND APPROVALS TO FURTHER EXTEND OR DEVELOP THE PROPERTY. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking and car port to the side, hot and cold air conditioning unit and several useful sheds in the outdoor space.

The accommodation is split over two floors, the ground floor comprising entrance lobby, dual aspect living room and kitchen. The first floor landing then provides access to three bedrooms, shower room and separate WC.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as day to day amenities, including Aldi and transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in need of generous modernisation and improvement throughout but given the potential of being on a corner plot and its location, we believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

## ENTRANCE LOBBY
6'8" x 4'1" (2.04 x 1.25)
uPVC panel and double glazed front entrance door, double glazed windows to the front, staircase rising to the first floor, radiator, coat pegs, door to living room.

## LIVING ROOM
16'6" x 11'9" (5.04 x 3.59)
A dual aspect room with double glazed window to the front, sliding double glazed patio doors to the rear, radiator, coving, electric ceiling fan, media points, Mitsubishi wall mounted hot and cold remote control operated air conditioning unit. Central chimney breast with decorative Adam-style fire surround with marble insert and hearth. Door to kitchen.

## KITCHEN
12'5" x 9'2" (3.79 x 2.81)
The kitchen is equipped with 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 swan-neck mixer tap, fitted four ring hob with double oven beneath, plumbing for washing machine, space for fridge/freezer, glass fronted crockery cupboards, tiled floor, radiator, display corner shelving, wall mounted Glow Worm (recently installed) gas fired combination boiler for central heating and hot water purposes, uPVC panel and double glazed exit door to the external lobby. Useful understairs storage pantry cupboard with shelving and a continuation of the tiled floor from the kitchen.

## FIRST FLOOR LANDING
Doors to all bedrooms, shower room and WC. Loft access point.

## BEDROOM ONE
15'11" x 9'2" (4.87 x 2.81)
A dual aspect room with double glazed windows to both the front and rear overlooking the school playing fields, radiator, parquet-style flooring, electric ceiling fan, overstairs storage space with shelving.

## BEDROOM TWO
13'8" x 8'3" (4.19 x 2.54)
Double glazed window to the front, radiator, overstairs storage space.

## BEDROOM THREE
9'4" x 7'5" (2.85 x 2.27)
Double glazed window to the rear, radiator, useful storage cupboard with shelving.

## SHOWER ROOM
4'8" x 2'5" (1.44 x 0.76)
Modern two piece suite comprising shower cubicle with glass screen, dual attachment mains shower, wash hand basin with mixer tap and storage cabinet beneath. Tiling to the walls and floor, wall mounted double mirror fronted bathroom cabinet, ladder towel radiator, double glazed window to the rear.

## SEPARATE WC
4'8" x 2'5" (1.44 x 0.76)
Housing a low flush WC, double glazed window to the rear, tiling to dado height.

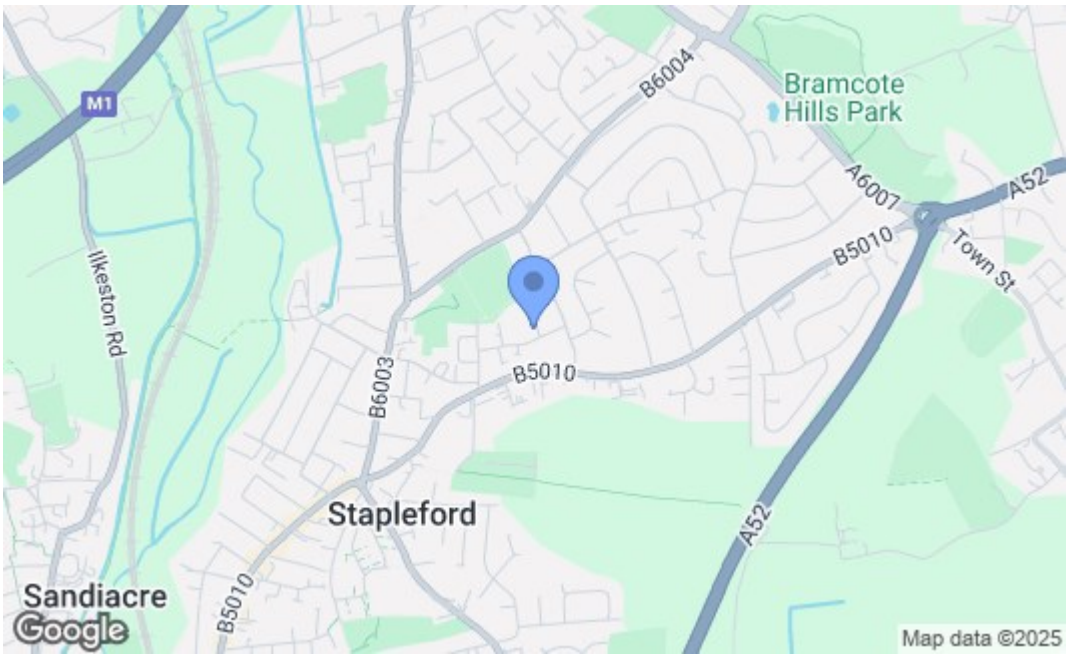
## OUTSIDE
The property sits on a generous overall corner plot with gardens to the front, side and rear. The front garden is predominantly paved with decorative white stone housing a variety of bushes, shrubs and plants. Archway-style gravel board and fencing to the boundary lines, pedestrian gate and pathway providing access to both the front and side entrance doors. The side garden is raised with a decorative rockery wall being predominantly laid with chipped bark and fencing to the boundary lines, housing a variety of specimen bushes, shrubs, trees and plants. Along the pathway, there is gated pedestrian access which leads into the rear garden and further access to the driveway and car port to the rear.

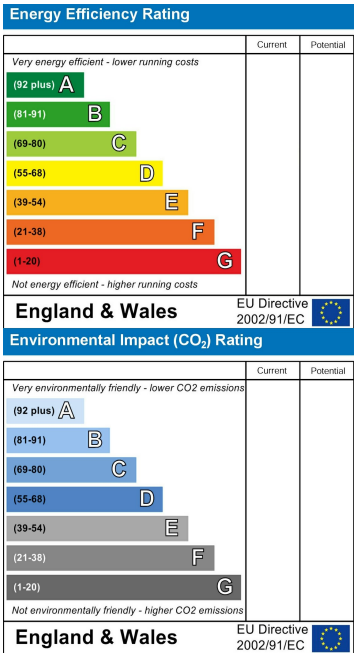
## DRIVEWAY/CAR PORT
Double pedestrian gates providing access from Copeland Avenue with off-street parking spaces for two vehicles in front of each other.

## TO THE REAR
The rear garden is enclosed by both timber fencing and conifers to the boundary lines and offers a good size, full width patio area (ideal for entertaining) with a pathway then providing access to the foot of the plot where two timber storage sheds can be found, one of which has the benefit of power and lighting. Either side of the pathway there is a chipped bark area and a potential vegetable patch. Within the garden there is an external water tap and lighting point.

## TWO OUTBUILDINGS
Along the side of the property there is access to two brick outbuildings providing useful extra storage space.

## DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue over onto Nottingham Road. Take an eventual left hand turn onto West Avenue and continue parallel with the school playing fields before taking an left hand turn onto Copeland Avenue. The property can then be found on the right hand side on the corner of Tevery Close and Copeland Avenue, identified by our For Sale board.




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.

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