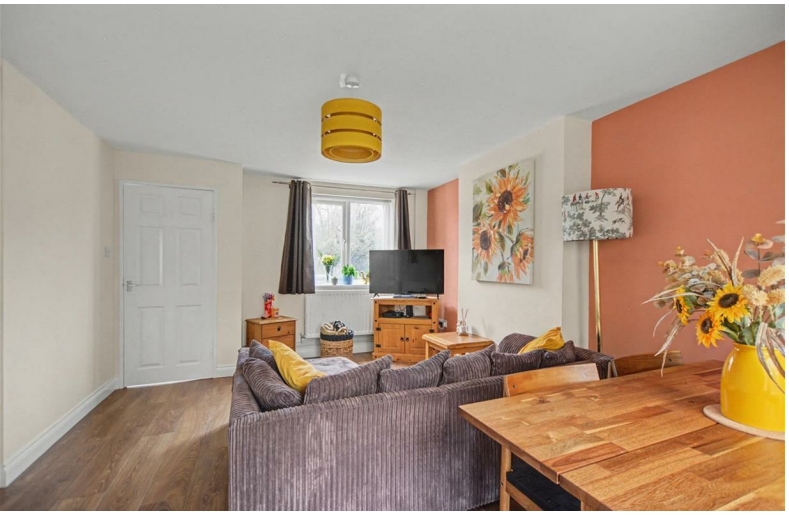
Robert Ellis

look no further. . .



Central Avenue
Stapleford, Nottingham NG9 8PU

A THREE BEDROOM MID TERRACED HOUSE. NO UPWARD CHAIN.

£210,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A surprisingly spacious three bedroom family sized mid terraced house.

This well presented property comes to the market in a ready to move into condition with NO UPWARD CHAIN.

Features include and open plan dining kitchen (great for socialising and entertaining) and a useful uPVC double glazed conservatory. The property is centrally heated from a combination boiler and has double glazed windows throughout.

Set back from the road, the property has a block paved forecourt with the potential of off-street parking (subject to drop kerb and planning consent). There are good size rear gardens, landscaped with ease of maintenance in mind, with patio, decked area, gravel area and garden shed.

The property enjoys an open aspect over a small public park to the front and is conveniently situated, ideal for families and commuters alike. There is a local convenience store within walking distance and schools for all ages are within easy reach, along with amenities and shops in Stapleford. There are good road networks linking Nottingham and Derby, as well as Beeston, Queen's Medical Centre, Nottingham University and Junction 25 of the M1 motorway for further afield.

This property is ideal for first time buyers and young families. An internal viewing is recommended.

ENTRANCE HALL
Double glazed window and front entrance door, radiator, stairs to the first floor.

LIVING ROOM
16'0" x 11'8" (4.88 x 3.56)
Double glazed window to the front, patio doors leading to the conservatory.

CONSERVATORY
12'1" x 7'10" (3.69 x 2.40)
uPVC double glazed windows with French doors opening to the rear garden.

DINING KITCHEN
15'11" x 10'4" reducing to 6'11" (4.87 x 3.15 reducing to 2.13)
Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, five ring gas hob and extractor hood over. Radiator, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Hatch and ladder to partially boarded loft.

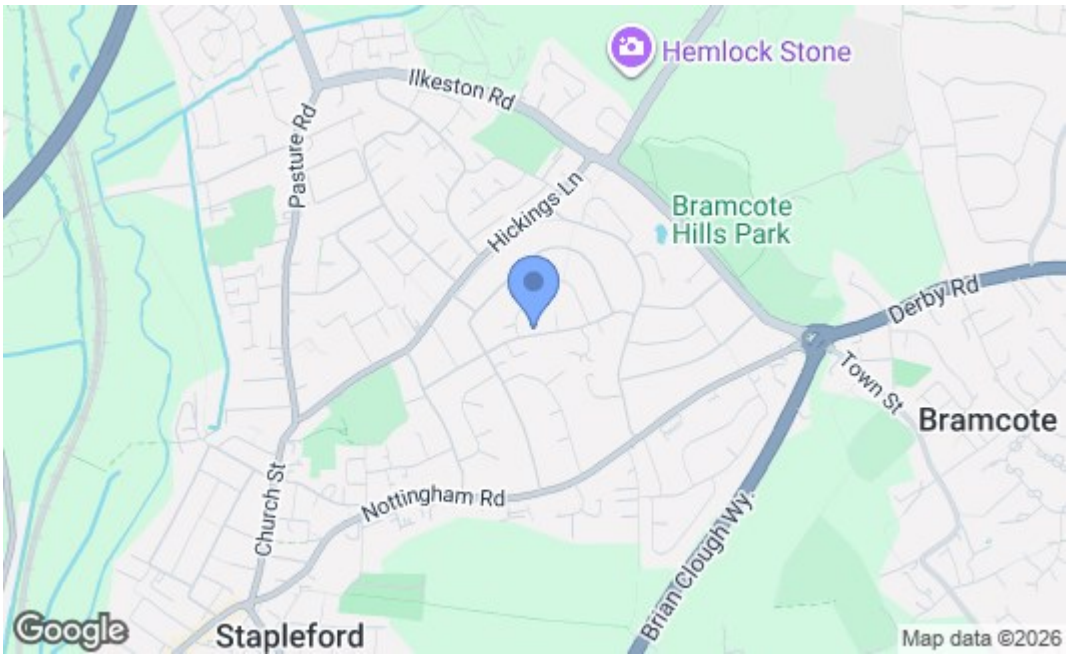
BEDROOM ONE
15'10" x 9'2" reducing to 6'3" (4.84 x 2.80 reducing to 1.92)
Radiator, double glazed windows to the front and rear.

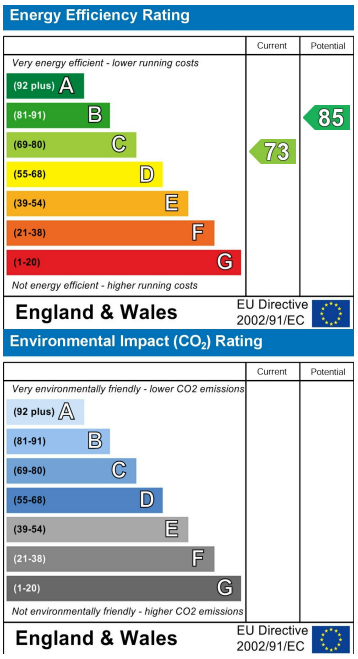
BEDROOM TWO
12'0" x 8'3" (3.66 x 2.54)
Radiator, double glazed window to the front.

BEDROOM THREE
9'3" x 7'5" (2.82 x 2.27)
Cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

SHOWER ROOM
Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a forecourt style garden finished in block paving with fenced boundaries to both sides, having the potential for off-street parking subject to a drop kerb and planning permission. Gated pedestrian access to the side of the house leads to the rear garden which is of a generous size and landscaped with ease of maintenance in mind with patio area, decking and gravel areas. There is a pathway running through the garden to the foot of the plot where there is a garden shed and further seating area.





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