



Meredith Court  
Stapleford, NG9 8LW

A THREE BEDROOM TERRACED HOUSE.

Offers In The Region Of

115,000 - 120,000

0115 949 0044



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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS ADAPTED THREE BEDROOM TERRACED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH VIEWS OVER THE NEIGHBOURING PARKLAND TO THE FRONT.

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

The property also benefits from gas fired central heating from combination boiler, double glazing, enclosed garden space to the rear, whilst also being conveniently located within easy access of local shops, services, schooling and 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 itself would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.



## ENTRANCE HALL

12'5" x 5'9" (3.81 x 1.77)

uPVC front entrance door with full height double glazed window to the side of the door, doors to living room and dining room, staircase rising to the first floor, radiator.

## LOUNGE

14'10" x 12'4" (4.53 x 3.76)

Double glazed window to the front, radiator, decorative beamed ceiling and display wall markings, wall light points, media point, brick and tile fireplaced, opening through to the sitting area.

## SITTING AREA

8'10" x 7'10" (2.71 x 2.41)

Double glazed French doors opening out to the rear garden, laminated flooring, radiator, wall light points, decorative beamed ceiling and wall markings.

## DINING ROOM

11'6" x 9'5" (3.51 x 2.88)

Useful understairs storage area, tiled floor, panelling to dado height, viewing window to the sitting area, radiator, decorative beamed ceiling, window to rear, opening through to the kitchen.

## KITCHEN

14'0" x 8'0" (4.27 x 2.45)

Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating counter-level hob with extractor over. In-built eye level double oven and space above for microwave, plumbing for washing machine and/or tumble dryer/dishwasher, space for further under-counter kitchen appliance, windows to the side and rear, stable door opening out to the garden, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), matching to the dining room tiled floor and under-cabinet lighting.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

11'10" x 11'0" (3.61 x 3.36)

Double glazed window to the rear offering views over towards the neighbouring park, radiator, picture rail.

## BEDROOM TWO

11'10" x 9'6" (3.62 x 2.92)

Double glazed window to the rear overlooking the rear garden, radiator and useful storage cupboard with shelving and hanging space.

## BEDROOM THREE

8'8" x 8'1" (2.65 x 2.47)

Double glazed window to the front also overlooking the park, radiator, exposed floorboards.

## BATHROOM

8'6" x 4'11" (2.60 x 1.50)

Three piece suite comprising bath with shower screen and electric Triton shower over, low flush WC and wash hand basin. Partial wall tiling, tiled floor, two double glazed windows to the rear and radiator.

## OUTSIDE

To the front of the property there is a pathway providing access to the front entrance door, chipped bark decorative front garden housing a variety of mature bushes and shrubbery.

## REAR GARDEN

Enclosed by timber fencing to the boundary line and offers a shaped lawn section, chipped bark decorative borders housing a variety of specimen bushes and shrubbery, two seating patio areas (ideal for entertaining), rear access gate, external water tap.

## DIRECTIONAL NOTE

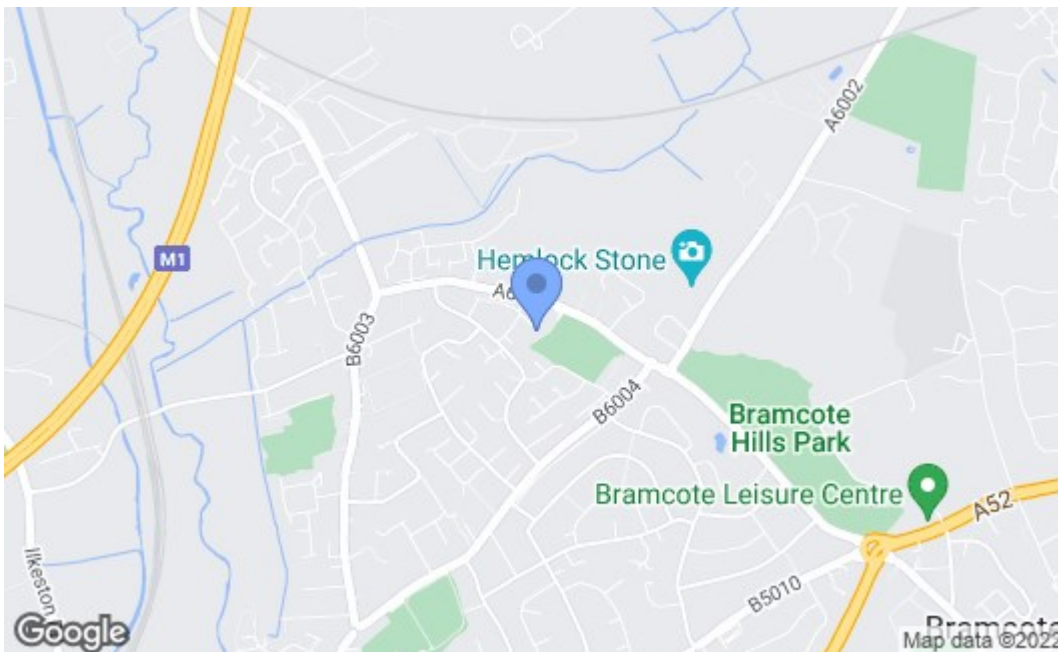
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Continue along this road before taking an eventual left hand turn onto Washington Drive and proceed parallel with the park. The property can then be found accessed on foot beyond the park onto Meredith Court. There is also rear access available to the property via Rowan Avenue. This is accessed via Ilkeston Road or Melbourne Road.

Ref: 7757NH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix G2022



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         | 86        |
| (81-91) B                                                       |  | 70                      |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.