



Warren Avenue
Stapleford, Nottingham NG9 8EY

£165,000 Freehold

A PERIOD THREE BEDROOM SEMI
DETACHED HOUSE IN NEED OF GENERAL
MODERNISATION AND IMPROVEMENT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS PERIOD THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

Situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to a range of nearby amenities and nearby open countryside.

The accommodation is split over two floors and comprises a front dining room, middle living room, kitchen and larder to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate toilet.

The property also benefits from a mixture of single and double glazing, gas central heating and enclosed garden space to the rear.

We believe that the property would make an ideal first time buy or purchase for those looking to put their own stamp onto a property and would therefore highly recommend an internal viewing.



DINING ROOM

12'2" x 11'10" (3.71 x 3.62)

Panel and glazed front entrance door, window to the front, radiator, TV point and decorative tiled fireplace. Door to inner lobby.

INNER LOBBY

3'6" x 2'9" (1.09 x 0.84)

Useful understairs storage cupboard housing the electrical supply board.

LIVING ROOM

12'4" x 12'0" (3.78 x 3.68)

uPVC double glazed window to the rear, radiator, original fitted storage cupboard, door and staircase rising to the first floor, telephone point and tiled fireplace incorporating a four bar gas fire. Door to kitchen.

KITCHEN

10'1" x 7'4" (3.08 x 2.25)

The kitchen comprises a matching range of dual base storage cupboards with marble effect roll top work surfaces above, inset counter-level single sink and draining board with mixer tap and tile splashbacks, space for cooker, fridge/freezer and plumbing for washing machine. uPVC double glazed window to the side, panel and glazed exit door to the garden and door to larder.

LARDER

7'5" x 3'11" (2.27 x 1.21)

Wall mounted fixed shelving, original tiled floor and window to the side.

INNER LOBBY

With window to the side and stairs to the first floor.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and WC. Radiator.

BEDROOM ONE

12'2" x 12'2" (3.71 x 3.71)

Double glazed window to the front and radiator.

BEDROOM TWO

12'7" x 9'1" (3.85 x 2.77)

Double glazed window to the rear (overlooking the rear garden), radiator and useful fitted overstairs storage cupboard which also provide the loft access point.

BEDROOM THREE

9'2" x 7'4" (2.81 x 2.24)

Double glazed window to the rear, radiator and fitted double storage wardrobe with shelving and hanging rail.

BATHROOM

7'0" x 4'11" (2.15 x 1.52)

Two piece suite comprising bath with tile splashbacks and wash hand basin. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the side and radiator.

SEPARATE WC

4'3" x 2'11" (1.32 x 0.89)

Housing a flow flush WC and double glazed window to the side.

OUTSIDE FRONT

To the front of the property there is a small two meter front paved area with a self-seeded buddleia and a dwarf brick boundary wall to the boundary line with wrought iron pedestrian gate which provides access and pathway to the front entrance door and down to the rear gate into the garden.

REAR GARDEN

Offers an initial courtyard style paved patio seating area accessed directly off the kitchen door (ideal for entertaining). This then provides access to a useful brick outside coal house storeroom and then open out to the rear part of the garden. Beyond the coal house there is also an outside working WC with lighting point. The rear garden itself has partial lawn and planted borders housing a well stocked variety of mature bushes and shrubbery.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the bend in the road to the right. Take the first left back onto Warren Avenue and the property can be found on the left hand side identified by our For Sale board.

Ref: 7867NH

AGENTS NOTE

The timber shed, located towards the foot of the garden is not included in the sale and will be removed by the current owners of the property.





While 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.