Robert Ellis

look no further. . .

Gibbons Avenue
Stapleford, Nottingham NG9 7DR

A FIRST FLOOR TWO DOUBLE BEDROOM MAISONETTE OFFERED FOR SALE WITH PARKING TO THE REAR.

£100,000 Leasehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM FIRST FLOOR MAISONETTE WITH THE MAJOR BENEFIT OF HAVING ITS OWN DRIVEWAY, PARKING AND GARAGE TO THE REAR.

With accommodation on one level on the first floor which comprises and entrance hallway, front kitchen, living room, inner hallway, two bedrooms, shower room and covered-in balcony sitting area which was completed under Building Control and Planning Permission a number of years ago.

There is electric storage heating, double glazing and ownership of the rear garden, which accommodates a block paved driveway and single garage.

The property sits favourably in this good catchment area to local schools, the shops and services in Stapleford town centre, whilst also providing good access links to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or investment opportunity and, although requiring a degree of internal modernisation, we would highly recommend an internal viewing.

ENTRANCE HALL
7'1" x 4'3" (2.17 x 1.30)
Panel entrance door, useful storage cupboard, linked telephone line point, doors to kitchen, living room and sitting room.

KITCHEN
11'2" x 9'3" (3.41 x 2.83)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board. Space for cooker, plumbing for washing machine, further space for fridge and/or freezer, tiled splashbacks, double glazed window to the rear and extractor unit within the ceiling space.

BALCONY/SITTING ROOM
11'1" x 5'1" (3.39 x 1.56)
Double glazed window to the rear overlooking the rear garden plot (with fitted blinds).

LOUNGE
14'9" x 11'5" (4.51 x 3.50)
Double glazed window to the front (with fitted blinds), coving, media points and storage heater.

INNER HALLWAY
Doors to both bedrooms and shower room. Telephone line socket. Loft access point to an insulated loft space with a drop down lighting cable.

BEDROOM ONE
12'0" x 10'6" (3.68 x 3.21)
Double glazed window to the front (with fitted blinds), coving, storage heater, useful overstairs storage cupboard and airing cupboard housing hot water cylinder with shelving and storage space above.

BEDROOM TWO
12'10" x 8'4" (3.92 x 2.55)
Double glazed window to the rear (with fitted blinds), storage heater and coving.

SHOWER ROOM
8'7" x 5'6" (2.62 x 1.68)
Three piece suite comprising shower enclosure with Mira shower, low flush WC, wash hand basin with tiled splashbacks. Double glazed window to the rear (with fitted roller blind) and extractor unit.

OUTSIDE
Communal pathway giving access to the communal entrance door.

REAR GARDEN
A spacious block paved driveway providing off-street parking for several vehicles, in turn leading to a detached pitched roof garage, generous lawn section, planted borders housing a variety of bushes and shrubbery, and a greenhouse within the plot.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take a right onto Eatons Road and then first left onto Gibbons Avenue. Follow the bend in the road to the right and the entrance to the property's driveway can be identified by our For Sale board.

Ref: 7948NH

AGENT'S NOTE
We understand that the property is held on a leasehold term of 125 years from 1994, giving an approximately remaining term of 96 years. The ground rent is £10 per annum and the service charges are approximately between £250 and £300 per annum (subject to yearly accounts Broxtowe Borough Council).

GROUND FLOOR

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.
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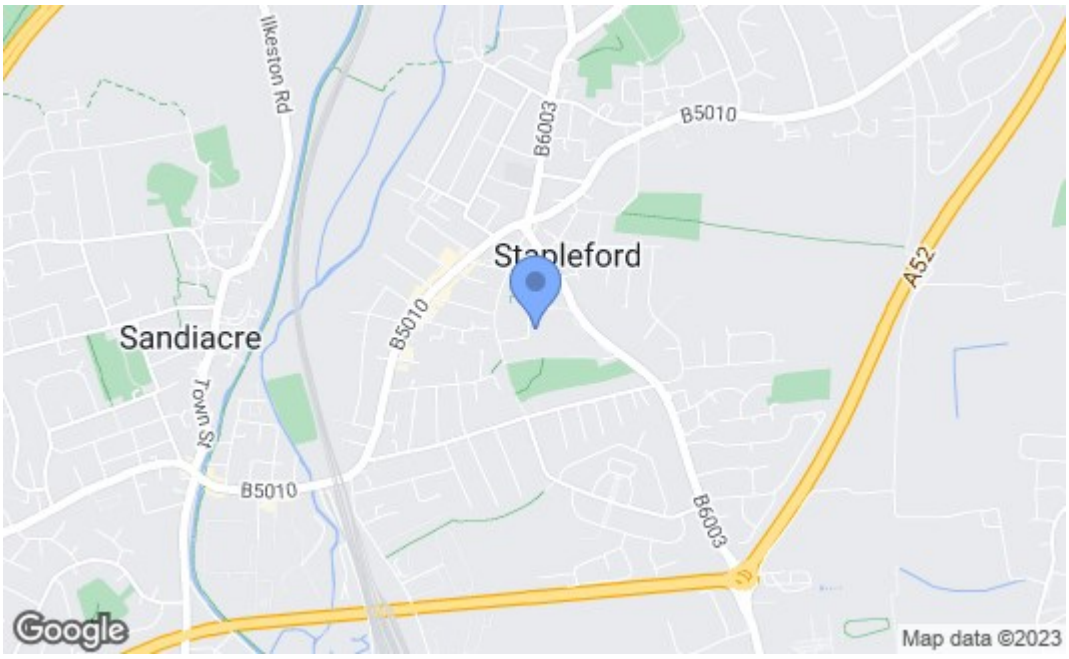

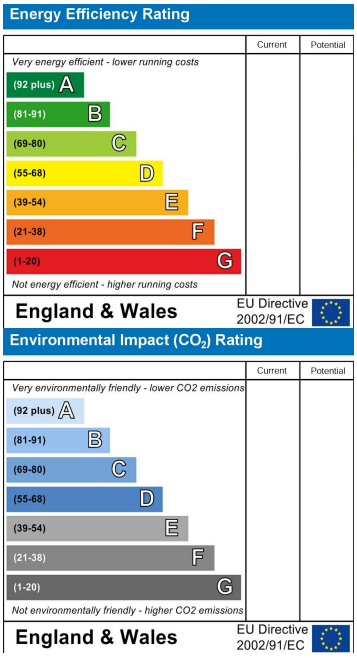

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.