Robert Ellis

look no further. . .

Wesley Place
Stapleford, Nottingham NG9 8DP

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE AS AN INVESTMENT OPPORTUNITY WITH TENANT IN-SITU PAYING £700 PCM.

£180,000 Freehold

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This property has been well maintained and in a good overall condition with features including gas central heating from a combination boiler, double glazed windows and has had a roof replacement in recent times. Further features include gated off street parking and easy to maintain landscaped rear gardens.

The accommodation comprises entrance hall, lounge and open plan dining kitchen. First floor to two double bedrooms and bathroom/w.c. The property is conveniently situated within walking distance of Stapleford town centre and all the amenities offered therein as well as the recently opened Aldi and a regular bus service linking Nottingham and Derby as well as Beeston, Nottingham University and Queens Medical Centre.

Initially to be sold with a tenant in-situ, this would make a great long term buy to let for either a new or seasoned property investor.

Entrance Hall
Double glazed front entrance door, radiator, stairs to first floor. Door to:

Lounge
13'4" x 12'0" approx (4.08m x 3.67m approx)
Radiator, understairs store cupboard housing gas combination boiler (for central heating and hot water). Double glazed bay window to the front.

Dining Kitchen
15'3" x 10'1" approx (4.67m x 3.08m approx)
Incorporating a fitted range of wall, base and drawer units with roll edged work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Radiator, double glazed window and door to rear.

First Floor Landing
Double glazed window, doors to:

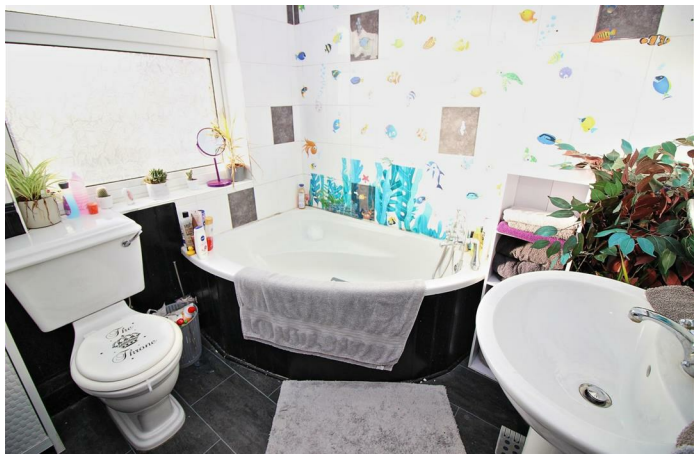
Bedroom 1
13'6" into bay x 12'0" approx (4.13m into bay x 3.67m approx)
Ornate cast iron fireplace, recess over stairs housing shower cubical, radiator, double glazed bay window to the front.

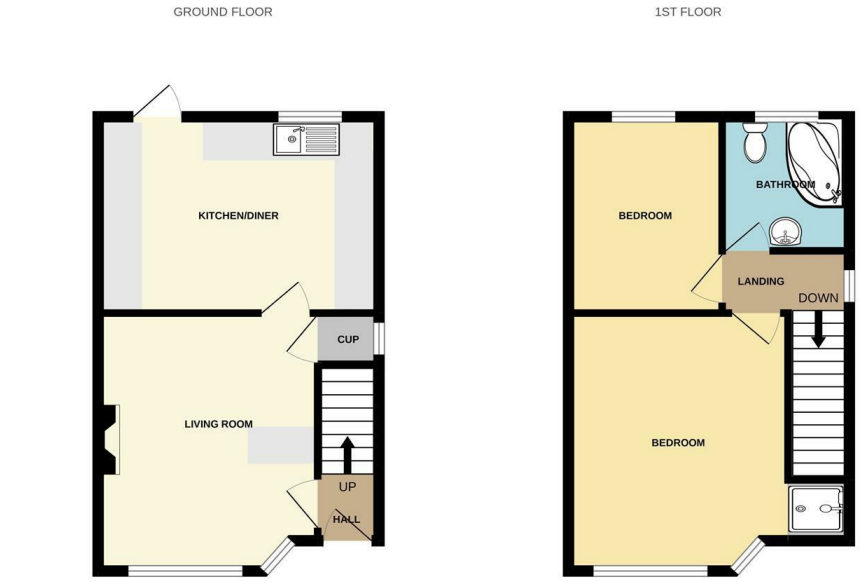
Bedroom 2
7'9" x 7'6" approx (2.38m x 2.29m approx)
Radiator, double glazed window to the rear.

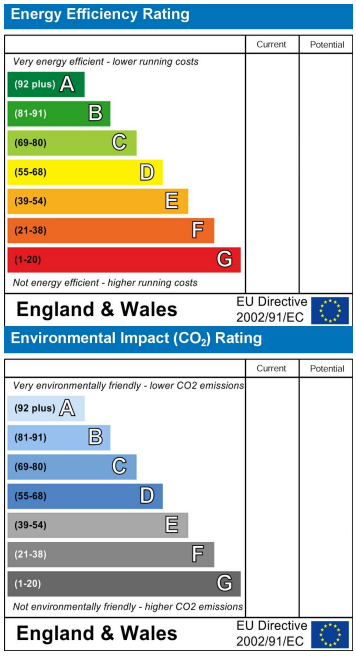
Bathroom
8'9" x 6'11" approx (2.69m x 2.11m approx)
Three piece suite comprising wash hand basin, low flush w.c. and corner bath with mixer shower attachment over. Partially tiled walls, double glazed window.

Outside
The property is set back from the road with a walled and fenced in front garden with wrought iron gates leading to off street parking. There is a shared open drive at the side of the property. The rear garden is enclosed, landscaped with ease of maintenance in mind with patio, area laid to artificial lawn and garden shed.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights. Continue over to Nottingham Road. Immediately after the Aldi supermarket turn left onto Pinfold Lane and turn immediately right onto Wesley Place. Continue along the road where the property can be found on the left hand side 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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