Robert Ellis

look no further. . .

Warren Avenue
Stapleford, Nottingham NG9 8EY

A THREE STOREY THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£229,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE STOREY THREE BEDROOM END TOWN HOUSE SITUATED IN THIS CENTRAL STAPLEFORD POSITION BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Having undergone a program of refurbishment and renovation, the property is in ready to move into condition and benefits from gas central heating from combination boiler, double glazing, off-street parking, double length garage and enclosed garden to the rear.

The accommodation is split over three floors and comprising a spacious entrance hallway, double length accessible garage, ground floor WC (doubling up as a utility room) on the ground floor. The first floor landing provides access to a spacious living room and newly fitted breakfast kitchen and then an inner hallway provides access to the top floor where three bedrooms and a three piece bathroom suite can be found.

The property is located in this central Stapleford position within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to good schooling for all ages, as well as transport links for those needing to commute such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

ENTRANCE HALL
16'0" x 6'7" (4.88 x 2.03)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, laminate style flooring, useful understairs storage space, personal access door to the garage and door to utility/WC.

GROUND FLOOR UTILITY/WC
7'6" x 5'10" (2.31 x 1.80)
Housing a white low flush WC, fitted storage cupboards with roll top work surfaces above with inset single sink and draining board and tiled splashbacks. Wall mounted 'Baxi' gas fired combination boiler (for central heating and hot water purposes, place and plumbing for washing machine, double glazed window to the rear, coat pegs.

FIRST FLOOR LANDING
Door to living room.

LOUNGE
15'4" x 12'5" (4.68 x 3.79)
Double glazed window to the front, radiator, media points, panel and glazed door through to the breakfast kitchen and further door into the inner hallway.

BREAKFAST KITCHEN
15'8" x 10'7" (4.80 x 3.23)
Newly fitted kitchen comprising a matching range of fitted base and wall storage cupboards with marble effect square edge work surfaces and matching splashboards with inset one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with curved extractor fan over and oven beneath, plumbing for dishwasher, two double glazed windows to the rear (with fitted blinds), radiator, laminate flooring.

INNER HALLWAY
3'7" x 3'0" (1.11 x 0.93)
Double glazed window to the front, radiator, staircase rising to the second floor.

SECOND FLOOR LANDING
Decorative wood spindle balustrade, access to the loft space, useful storage closet with shelving and doors to all bedrooms and bathroom.

BEDROOM ONE
10'11" x 9'5" (3.35 x 2.88)
Double glazed window to the front, radiator, telephone points and fitted wardrobes.

BEDROOM TWO
10'9" x 9'3" (3.28 x 2.84)
Double glazed window to the rear, radiator, fitted wardrobes.

BEDROOM THREE
7'0" x 6'5" (2.15 x 1.96)
Double glazed window to the front, radiator.

BATHROOM
7'3" x 5'10" (2.21 x 1.80)
White three piece suite comprising panel bath with mixer tap and shower attachment over with glass shower screen, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear, wall mounted bathroom cabinet, radiator.

OUTSIDE
To the front of the property there is a pathway providing access to the front entrance porch and useful external brick store, decorative chipped bark frontage and tarmac driveway providing off-street parking which in turn leads to the integral garage.

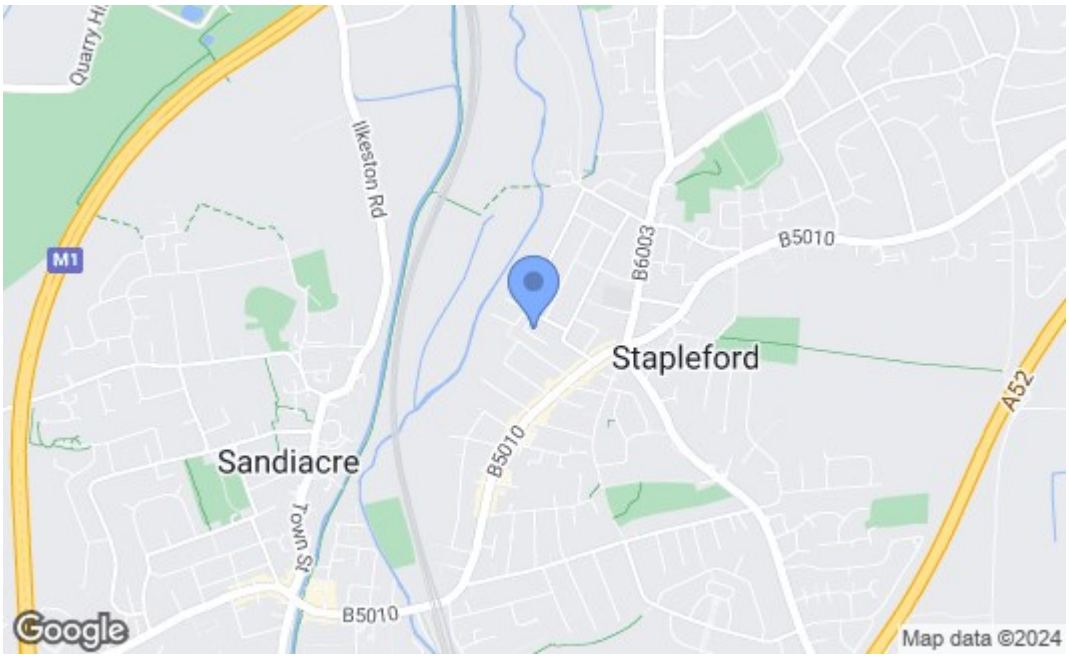
TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line, predominantly lawned, small paved pathway/seating area for entertaining.

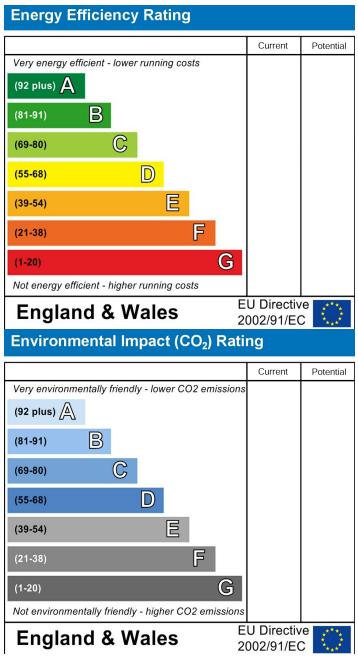
INTEGRAL GARAGE
23'11" x 9'4" (7.31 x 2.87)
Up and over door to the front, personal access, uPVC door to the garden to the rear, double glazed window to the rear, power, lighting points, shelving.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and the property can be identified by our For Sale board.

COUNCIL TAX
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Yes
Sewage – Mains supply
Flood Risk – Surface Water : Very Low Risk - Rivers & Sea : Very Low Risk
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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