Robert Ellis

look no further. . .

Gibbons Avenue
Stapleford, Nottingham NG9 7DS

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

£150,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN, THIS SPACIOUS, BRIGHT AND AIRY DOUBLE FRONTED THREE BEDROOM MID TOWN HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an inner lobby, dining area, kitchen and dual aspect front to back living room. The first floor landing provides access to three bedrooms, shower room and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous garden space to the rear.

The property is in need of some modernisation and improvement. However, due to its location which is within walking distance of the town centre, as well as excellent nearby schooling, we believe the property will make an ideal first time buy or young family home.

We highly recommend an internal viewing.

PORCH
8'1" x 3'4" (2.48 x 1.02)
Composite and double glazed front entrance door, decorative exposed brickwork, double glazed windows to the front and both sides, sloping ceiling, further panel and stained glass uPVC door leading through to the inner lobby.

INNER LOBBY
3'11" x 2'11" (1.21 x 0.89)
Staircase rising to the first floor, opening through to the dining area, door to living room.

DUAL ASPECT LIVING ROOM
20'0" x 10'4" (6.11 x 3.15)
Double glazed window to the front (with fitted blinds), sliding double glazed patio doors (with fitted blinds) opening out to the rear garden, TV point, radiator, coving, central chimney breast incorporating tiled fire surround with gas fire. Door to kitchen.

KITCHEN
12'5" x 8'4" (3.79 x 2.56)
The kitchen comprises a range of matching fitted base and wall storage cupboards and drawers, with marble-style roll top work surfaces incorporating single sink and draining board with central mixer tap. Space for cooker, fridge/freezer and plumbing for washing machine, wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear, panel and double glazed exit door to outside, wall mounted electricity meters, useful understairs storage cupboard housing the gas meter. Opening through to the dining area.

DINING AREA
11'3" x 9'2" (3.45 x 2.81)
Double glazed window to the front, radiator, space for table and chairs. Opening through to the lobby with staircase rising to the first floor. Further opening through to the kitchen.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and WC. Loft access point.

BEDROOM ONE
19'5" x 9'2" (5.94 x 2.80)
Dual aspect room with double glazed windows to both the front and rear, radiator, range of fitted full height wardrobes with sliding door (one incorporating a mirrored front).

BEDROOM TWO
10'7" x 8'11" (3.24 x 2.72)
Double glazed window to the front, radiator, overstairs storage cupboard, secondary loft access point with pull-down loft ladders.

BEDROOM THREE
10'7" x 7'6" (3.24 x 2.31)
Double glazed window to the rear, radiator, coving.

SHOWER ROOM
5'4" x 5'0" (1.65 x 1.54)
Two piece suite comprising walk-in shower cubicle with an electric shower, folding shower screen and anti-slip flooring, wash hand basin, double glazed window to the rear, radiator, extractor fan, tiling to the walls.

SEPARATE WC
5'2" x 2'5" (1.59 x 0.75)
Housing a low flush white WC with double glazed window to the rear.

OUTSIDE
To the front of the property there is a lowered kerb entry point leading to a paved double width driveway providing off-street parking for two vehicles, decorative gravel stone chippings, access to the front entrance porch.

TO THE REAR
The rear garden is of a good overall proportion, being enclosed by timber fencing to the boundary lines, covered patio seating area with dwarf brick wall and uPVC sliding canopy roof. This leads onto the main part of the garden which is predominantly paved and in need of general updating. A garden shed to the bottom right hand corner is in a rather dilapidated condition. There is an external water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn immediate right onto Toton Lane. Take the first right hand turn onto Eatons Road and continue along before taking a left hand turn onto Gibbons Avenue. Follow the bend in the road to the right , after passing the turning for The Mount. The property can then be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

Robert Ellis ESTATE AGENTS

1ST 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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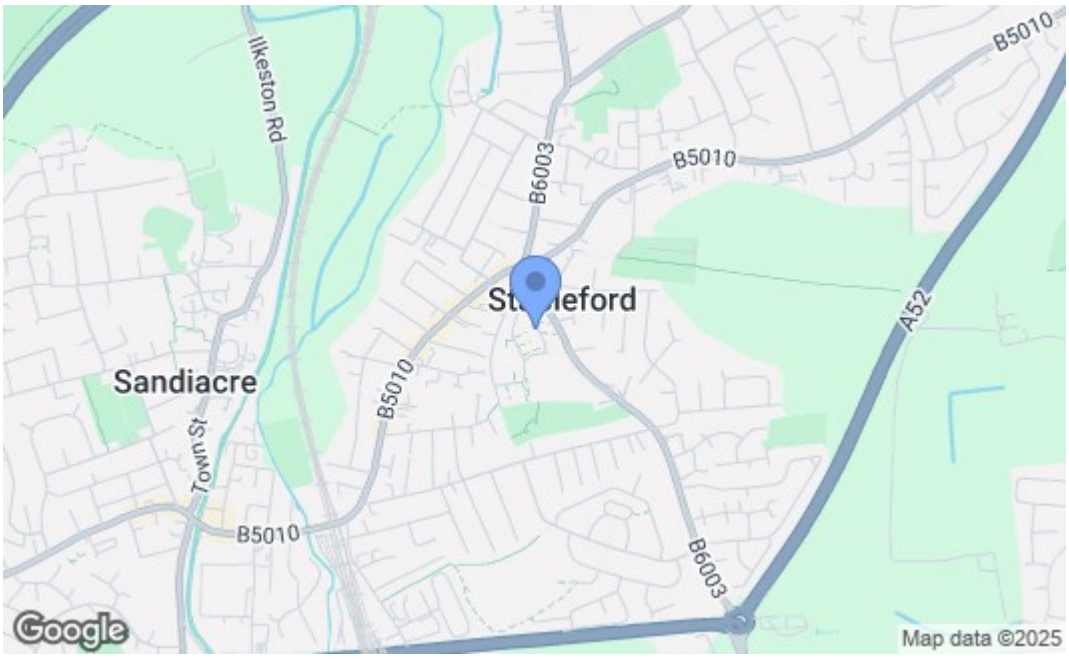

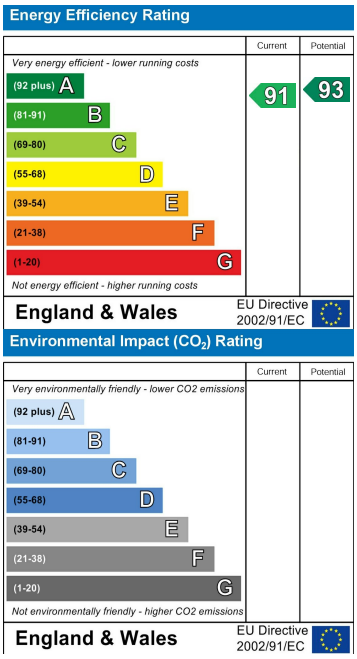

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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