Robert Ellis

look no further...

Rockford Court
Stapleford, Nottingham NG9 8LD

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

Offers Around £150,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, "L" shaped breakfast dining kitchen, living room, dining area, rear lobby and store room. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing and gardens to both the front and rear.

Although requiring a degree of modernisation and improvement, we believe the property will make an ideal first time buy due to the proximity of nearby day to day amenities, shopping facilities and transport links, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, tram services and i4 bus service.

For those needing local schooling, there is a vast array for a variety of age groups within the surrounding area.

There is easy access to outdoor space, including Hickings Lane Skate Park (which is currently undergoing a program of renovations including a new local community pavillion), Bramcote Hills Park and Ilkeston Road Recreation Ground.

We highly recommend an internal viewing.

ENTRANCE HALL
8'10" x 5'8" (2.70 x 1.75)
uPVC panel and double glazed front entrance door with matching double glazed window and panel to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, coat pegs. Useful understairs storage space, door to "L" shaped breakfast kitchen.

"L" SHAPED BREAKFAST KITCHEN
12'7" max x 11'7" max (3.85 max x 3.54 max)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with contrasting work surface space, incorporating a central single sink unit with double drainer. Space for cooker, plumbing and space for under-counter kitchen appliances, panelling to dado height, tiling to the walls, double glazed window to the rear, uPVC panel and double glazed exit door to the rear lobby, space for table and chairs, radiator, wall mounted gas fired combination boiler for central heating and hot water purposes. Door to dining area.

LIVING ROOM
14'11" x 12'2" (4.55 x 3.71)
Double glazed window to the front, radiator, wall light points, media points, Adam-style fire surround incorporating marble style insert and hearth housing the coal effect fire. Opening through to the dining area.

DINING AREA
9'1" x 8'8" (2.77 x 2.65)
Double glazed French doors opening out to the rear garden patio, radiator. Door to kitchen.

REAR LOBBY
4'5" x 4'2" (1.37 x 1.28)
Door to ground floor store room, uPVC panel and double glazed exit door to the rear garden patio with double glazed panel window to the side of the door.

UTILITY/STORE
9'8" x 4'11" (2.95 x 1.50)
Double glazed window to the side, shelving, power and lighting points.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and separate WC. Continuation of the wood spindle balustrade from the entrance hallway and staircase. Loft access point to an insulated loft space.

BEDROOM ONE
11'11" x 11'11" (3.65 x 3.65)
Aluminium framed double glazed window to the front, radiator.

BEDROOM TWO
11'9" x 9'10" (3.60 x 3.00)
Aluminium framed double glazed window to the rear, radiator, storage cupboard.

BEDROOM THREE
8'9" x 8'7" (2.68 x 2.63)
Aluminium framed double glazed window to the front, radiator.

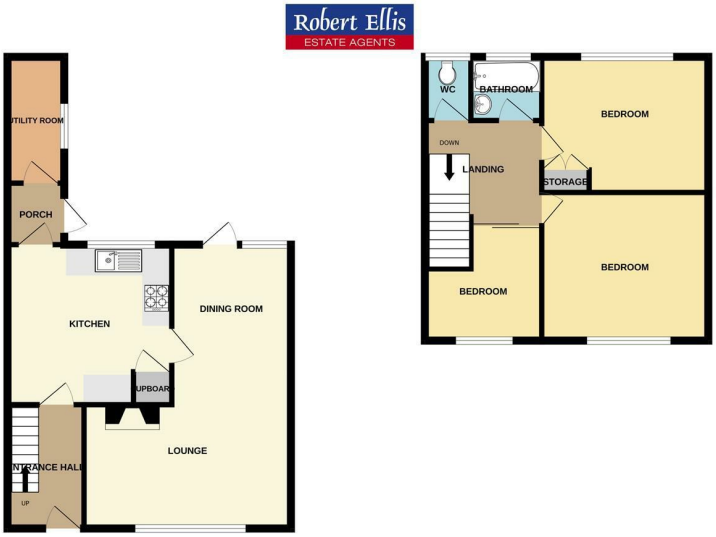
BATHROOM
5'5" x 5'1" (1.67 x 1.55)
Two piece suite comprising panel bath with foldaway screen and electric shower over, wash hand basin. Tiling to the walls, radiator, aluminium framed double glazed window to the rear (with fitted roller blind).

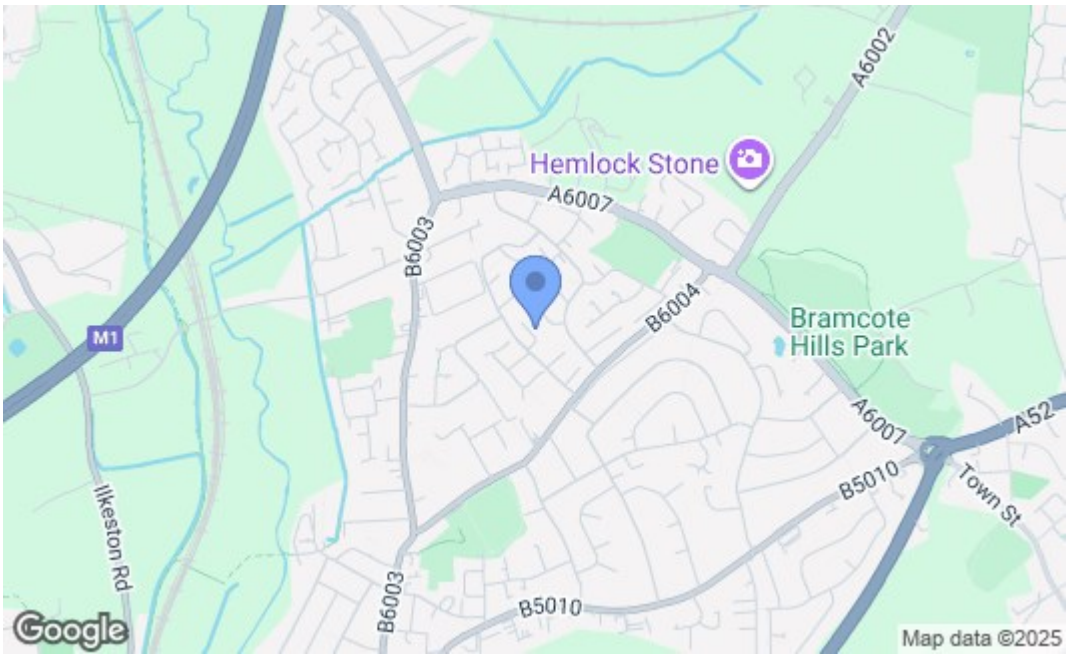
WC
6'0" x 2'11" (1.83 x 0.90)
Housing a white low flush WC with tiling to dado height, aluminium framed double glazed window to the rear.

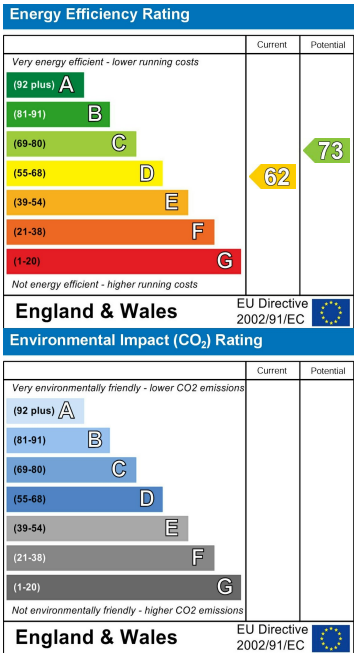
OUTSIDE
The property benefits from gardens to both the front and rear, the front being predominantly paved and stoned, ideal for low maintenance housing a variety of bushes and shrubbery.

TO THE REAR
Enclosed by timber fencing with concrete posts and gravel boards to the boundary line, designed for straightforward maintenance, with paved patio seating areas (ideal for entertaining), pathway access to the rear gate to the parking area beyond. The garden also has raised beds and decorative gravel stone housing a variety of bushes and shrubbery.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Take a left hand turn onto Braddon Avenue and then Rockford Court can be found on the right hand side.







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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