



Pasture Road  
Stapleford, Nottingham NG9 8GG

THREE BEDROOM SEMI DETACHED  
HOUSE.

**£240,000 Freehold**



We are pleased to offer for sale this surprisingly spacious period three bedroom semi detached house.

Believed to be Edwardian, this characterful property has been particularly well maintained and improved over the years and comes to the market in a 'ready to move into condition'. Benefits include double glazing throughout, gas fired central heating served from a combination boiler, useful shower room/WC to the ground floor, as well as a family bathroom to the first floor.

The accommodation comprises entrance hall, lounge with period-style feature fireplace, separate dining room with wood burner, spacious modern fitted kitchen and shower room/WC beyond. Rising to the first floor, the landing provides access to bedrooms and family bathroom.

Set back from the road where on and off street parking is available between the hours of 6pm and 8am. The rear gardens are of generous size and offer privacy.

Conveniently situated a short walk from Albany Junior School, as well as useful local shops and facilities, regular bus service, playing fields and open space. For those wishing to commute further afield, there are good road networks linking Nottingham, Derby and Junction 25 of the M1 motorway.

Ideally suited to growing families, as well as first time buyers. We recommend an early internal viewing to avoid disappointment.



### ENTRANCE PORCH

Double glazed front entrance door with further door leading to the hallway.

### HALLWAY

Oak wood flooring, stairs to the first floor.

### LOUNGE

12'0" x 11'11" (3.66 x 3.65)

Period cast iron fireplace with tiled inserts, original coving to ceiling, radiator and double glazed bay window to the front.

### DINING ROOM

12'6" x 12'5" (3.82 x 3.8)

Feature inset cast iron wood burner. Wood flooring, radiator, double glazed window to the rear and door to the kitchen.

### KITCHEN

14'11" x 8'3" (4.56 x 2.53)

Incorporating a modern fitted range of wall, base and drawer units with work surfacing and inset ceramic sink unit with single drainer. Gas cooker point, plumbing for washing machine and dishwasher. Appliance space. Understairs store cupboard, double glazed window and door to the rear and door to the shower room/WC.

### SHOWER ROOM/WC

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and shower cubicle. Heated towel rail, double glazed window.

### FIRST FLOOR LANDING

Fitted cupboard, wood spindle balustrade, hatch and ladder to insulated and boarded loft with light.

### BEDROOM ONE

15'11" x 12'0" (4.86 x 3.66)

A spacious large double bedroom with period fireplace, radiator and two double glazed windows to the front.

### BEDROOM TWO

12'7" x 9'6" (3.84 x 2.9)

Period fireplace. Radiator, double glazed window to the rear.

### BEDROOM THREE

8'3" x 6'9" (2.54 x 2.06)

Radiator, double glazed window to the rear.

### BATHROOM

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and bath with shower over. Partially tiled walls, radiator, double glazed window.

### OUTSIDE

Walled in front garden with gate at the side leading to a landscaped rear garden with mature beds and borders, shed and decked area at the foot of the plot. On and off street parking is available between the hours of 6pm and 8am.

### Mortgages

### DIRECTIONAL NOTE

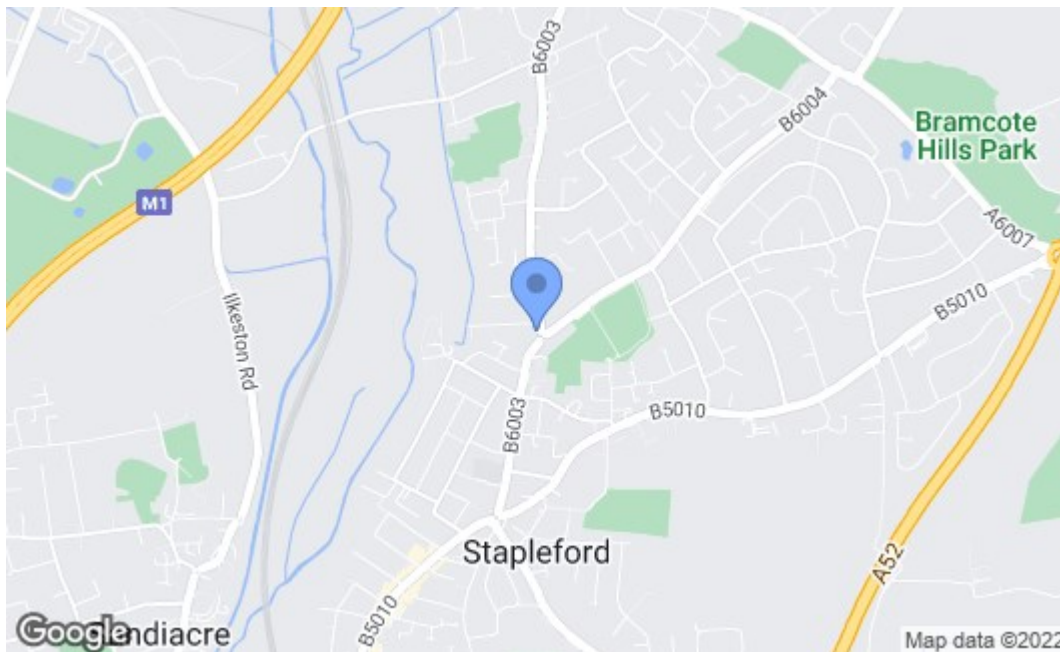
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along and as the road become Pasture Road, the house can be found on the left hand side.

Ref: 7745PS





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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