



Upper Orchard Street  
Stapleford, Nottingham NG9 8DF

**£227,500 Freehold**

AN INSTANTLY ATTRACTIVE THREE STOREY, THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE.



Behind this period facade lies a modern and contemporary family home ready for immediate occupation. Features of this property include a uPVC double glazed conservatory with glass roof and underfloor electric heating, gas fired central heating served from a combination boiler and double glazed windows throughout.

As soon as you open the front door, you are welcomed by a generous hallway with access to a useful cloaks/WC. The hall leads through into the living room with a contemporary inset cast iron burner and the living room opens through into the family dining kitchen with modern fitted units and built-in cooking appliances. Beyond the kitchen lies the conservatory.

Rising to the first floor, the landing provides access to two generous double bedrooms and family bathroom with a staircase from the landing leading to the second floor attic double bedroom. This has a window in the gable end with far reaching views over the surrounding area.

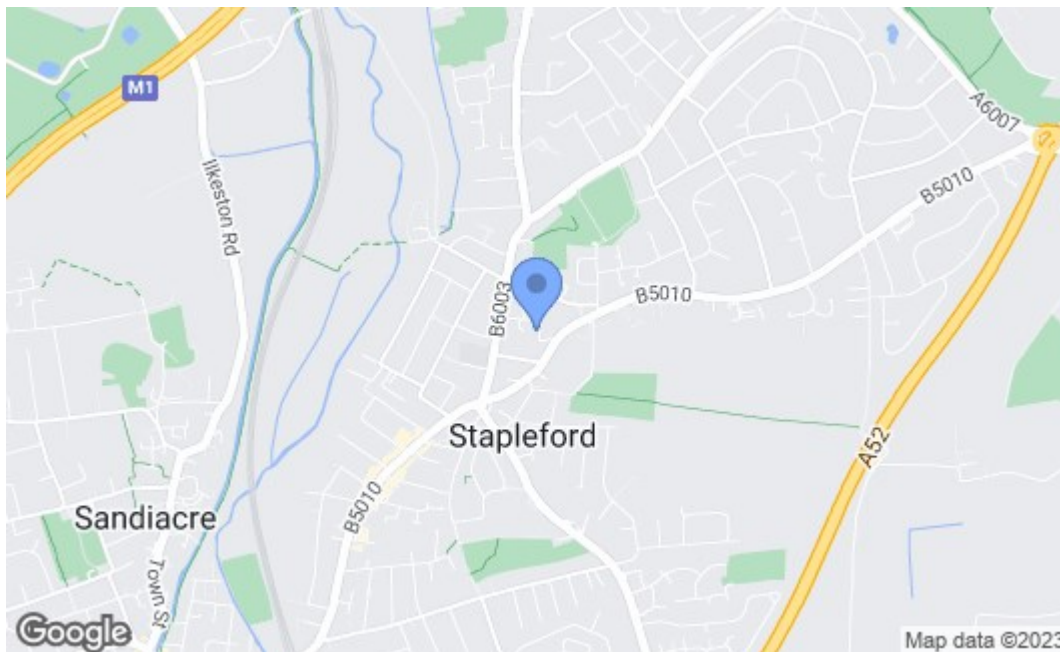
Outside, a forecourt provides off-street parking and the rear gardens are attractively landscaped with raised deck having sunny aspects and views over local church spire with a lower garden laid to lawn and attractive patio.

The property is a stone's throw from local amenities, being a short walk to Aldi and the town centre itself with regular bus service linking Nottingham and Derby, Health Centre and the usual range of local shops and amenities.

This property is ideal for first time buyers and young families. An early internal viewing comes highly recommended.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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			
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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.