Robert Ellis

look no further. . .







Horace Avenue
Stapleford, Nottingham NG9 8FR

A TOTALLY RENOVATED BAY FRONTED TWO BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£169,995 Freehold



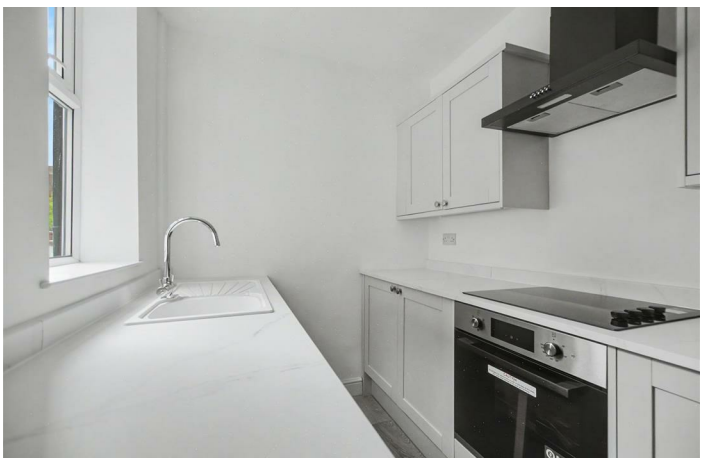
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS TOTALLY MODERNISED AND RENOVATED BAY FRONTED TWO BEDROOM TERRACED HOUSE SITUATED ON THIS NO THROUGH ROAD RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises bay fronted living room, inner lobby, dining room and kitchen. The first floor landing provides access to two bedrooms and a bathroom.

The property is undergone a program of renovations internally including new kitchen, new bathroom, newly installed combi boiler for central heating with 5 year warranty, new floor coverings, redecoration and landscaping to the garden.

The property is situated within walking distance of the town centre amenities, as well as excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. The property benefits from being in a no through road location, whilst also being positioned within walking distance of the i4 bus service and only a short drive away from major road networks such as the A52 for Nottingham and Derby and Junction 25 of the M1 motorway. There is also easy access to nearby train stations, as well as the tram services at Bardills roundabout.

We believe the property will make an ideal first time buy and is in a ready to move into condition. We highly recommend an internal viewing.





LIVING ROOM
14'11" x 11'11" (4.57 x 3.65)
Composite and double glazed front entrance door with double glazed window to the top of the door, double glazed bay window to the front, meter cupboard box, radiator, door to inner lobby.

INNER LOBBY
2'11" x 2'7" (0.89 x 0.81)
Useful understairs storage cupboard with shelving and light, opening through to the dining room.

DINING ROOM
12'1" x 11'11" (3.69 x 3.65)
Double glazed French doors opening out to the rear garden, radiator, door with staircase rising to the first floor, opening through to the kitchen.

KITCHEN
8'11" x 6'3" (2.74 x 1.93)
The kitchen comprises a newly fitted range of matching base and wall storage cupboards and drawers, with marble style square edge work surfacing and matching upstands. Fitted single sink and draining board with central swan neck mixer tap, as well as fitted four ring gas hob with extractor over and oven beneath. Space for full height fridge/freezer, plumbing for under-counter washing machine, laminate flooring, LED spotlights, double glazed window to the side.

STAIRCASE
With door access from the dining room and staircase rising to the first floor landing.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE
12'5" x 12'0" (3.79 x 3.66)
Double glazed window to the front, radiator.

BEDROOM TWO
12'7" x 8'11" (3.86 x 2.72)
Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot purposes (newly fitted).

BATHROOM
8'11" x 7'2" (2.74 x 2.19)
Newly fitted three piece suite comprising curved end bath with glass shower screen, mixer tap and dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative tiling to the walls, double glazed window to the side, tile effect flooring, Victorian style radiator with towel rail.

OUTSIDE
To the front of the property, there is an enclosed garden with dwarf brick boundary wall and pathway access to the front entrance door.

TO THE REAR
The rear garden is of a good overall proportion enclosed by brick wall and timber fencing to the boundary line. The garden has a generous paved patio seating area (ideal for entertaining), central patio flanked either side by flowerbeds (one side housing a variety of bushes and shrubbery). This then continues to a rear patio where a greenhouse is currently occupying the space. Within the garden, there is a useful brick garden store which with the relevant permissions and approvals could be utilised by making the kitchen space larger. The garden also benefits from an external water tap and lighting point.

DIRECTIONS
Upon leaving our branch on Derby Road, head in the direction of Sandiacre and take a right hand turn onto Horace Avenue. The property can be found on the left hand side, identified by our For Sale board.



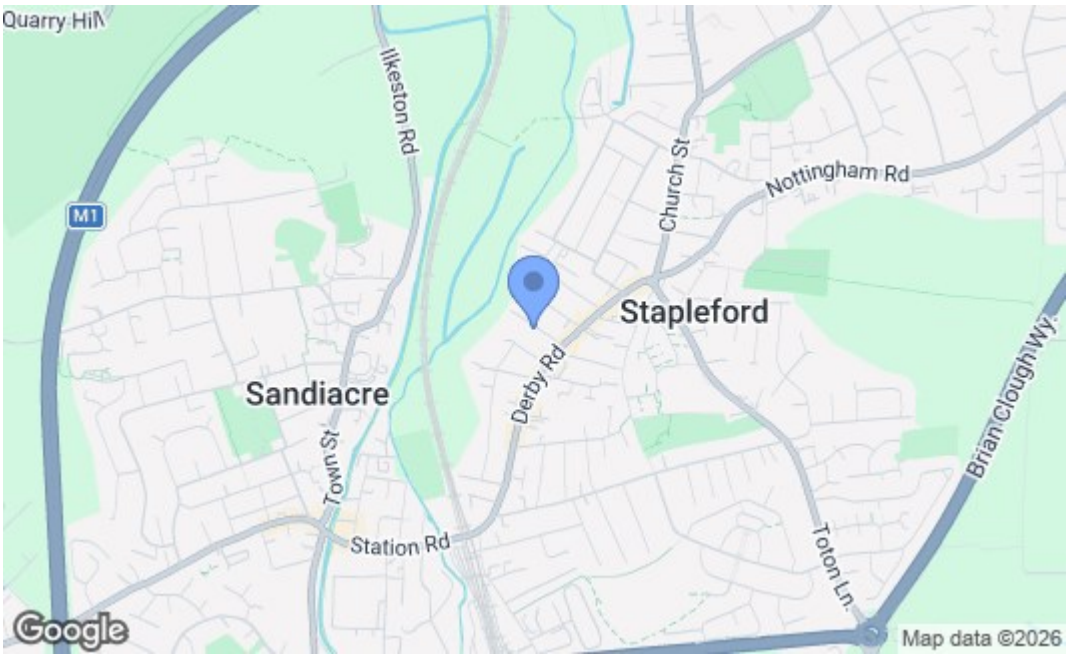


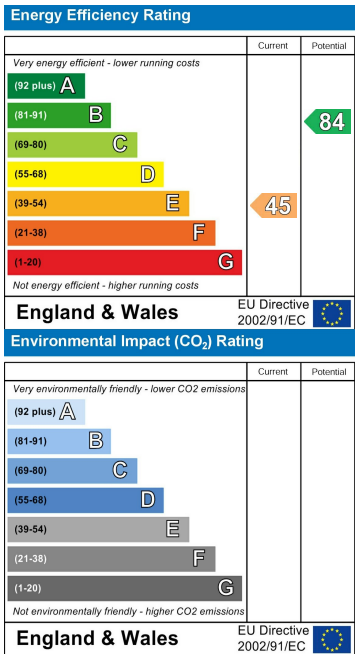












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044