Robert Ellis

*look no further...*







8 Rossell Drive,
Stapleford, Nottingham
NG9 7EJ

**£125,000 Freehold**

0115 949 0044

/robertellisestateagent

@robertellisea



Robert Ellis are pleased to bring to the market with no upward chain, this three bedroom semi detached house in need of renovation, positioned within this highly regarded catchment area of Stapleford.

With accommodation over two floors comprising entrance hall, ground floor w.c., store room, living room, dining room, kitchen and pantry to the ground floor. The first floor landing then provides access to three bedrooms, shower room and separate w.c.

Externally there is off street parking to the front, gated access leading down to the rear where a detached garage and rear garden can be found.

Needing a wealth of modernisation throughout, the property could be turned into a fantastic family home, or investment opportunity as the property is situated within close proximity of George Spencer Academy Trust and the open space of Archers field.

The property is also within easy access of the A52 for Nottingham and Derby, the M1 J25 motorway dn the Nottingham Electric Tram terminus situated at Bardill's roundabout. There is also easy access to the shops and services within Stapleford town centre.

ideal for those looking to put their own mark on a property within the location and we highly recommend an internal viewing.





Entrance Hall
11'8" x 8'0" approx (3.57m x 2.44m approx)
UPVC panel and double glazed front entrance door, stairs to first floor, radiator, doors to living room, kitchen, store cupboard and w.c.

w.c.
Window to side, low flush w.c.

Store Cupboard
8'6" x 6'2" approx (2.60m x 1.90m approx)
This could ideally be converted into a further internal room, subject to regulations, secondary glazed window to the side, lighting point and fixed shelves.

Lounge
12'0" x 10'6" approx (3.68m x 3.22m approx)
Double glazed window to the front, central chimney breast housing four bar gas fie (not tested), radiator, coving, TV and telephone point and sliding doors to:

Dining Room
10'8" x 7'9" approx (3.26m x 2.38m approx)
Double glazed patio doors opening out to the rear garden, fitted blinds, radiator, coving and door to kitchen.

Kitchen
9'9" x 8'9" approx (2.98m x 2.69m approx)
Fixed base and wall storage cupboards with inset sink and double drainer, tiled splashbacks, radiator, double glazed window to the rear with fitted blind, UPVC panel and double glazed door to outside and pantry cupboard.

First Floor Landing
Doors to all bedrooms, shower room and w.c., double glazed window to the rear, radiator, airing cupboard and loft access point.

Bedroom 1
12'3" x 10'8" approx (3.73m x 3.25m approx)
Double glazed window to the front with fitted blinds, fitted overstairs storage cupboard and two double fitted wardrobes.

Bedroom 2
11'3" x 10'11" approx (3.43m x 3.33m approx)
Double glazed window to the front, radiator and two double fitted wardrobes.

Bedroom 3
9'8" x 8'7" approx (2.97m x 2.63m approx)
Double glazed window to the rear, radiator and coving.

Shower Room
6'2" x 5'6" approx (1.88m x 1.69m approx)
Two piece suite comprising shower cubicle with electric shower, wash hand basin, tiled walls, inset shelving, wall mounted bathroom cabinet and two double glazed windows to the rear.

Separate w.c.
Low flush w.c. and double glazed window to the rear.

Outside
To the front there is a lowered curb entrance providing off street parking for several cars and gated access leading to the rear. There is an electric car charging point and ramp providing access to the front entrance door. There is a continuation of the tarmac driveway leading to the detached garage, the garden itself is designed for low maintenance, being predominantly paved and enclosed by timber fencing with concrete posts and gravel boards, two timber storage sheds, external water tap and lighting points and external brick stores.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed up the hill passing the entrance to Fairfield School and proceed in the direction of Bardill's roundabout. Look for and take a right hand turn opposite the Morrisons convenience store onto New Eaton Road and continue along take the second entrance along on the right onto Rossell Drive. The property can then be found on the right hand side identified by our 'for sale' board.

Agents Notes
The central heating system and appliances have not been tested. The property is predominantly double glazed with the exception of the ground floor w.c. and store room.







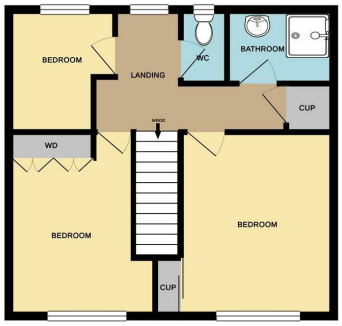




GROUND FLOOR

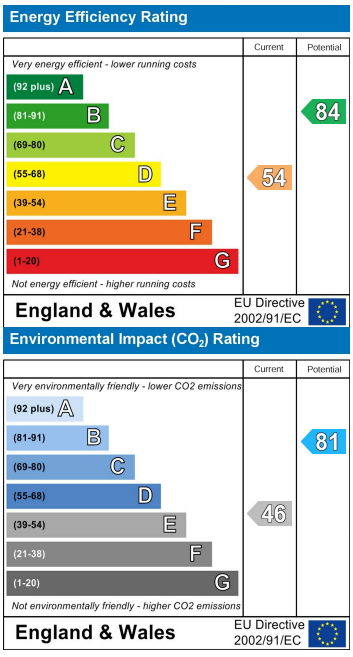



1ST FLOOR




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.
Made with Metropix ©2019




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