Robert Ellis

look no further. . .

Edward Street
Stapleford, Nottingham NG9 8FH

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£215,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL AND SURPRISINGLY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE.

The property is located within walking distance of the shops and services in Stapleford town centre and offers traditional accommodation over two floors comprising entrance hall, living room, separate dining room, kitchen and useful ground floor shower room. The first floor landing then provides access to three bedrooms and a bathroom.

The property benefits from gas fired central heating, double glazing and generous enclosed garden space to the rear.

The property is situated within walking distance of Stapleford town centre which offers a variety of national and independent retailers. For families, there is easy access to excellent nearby schooling for all ages and for those needing to commute, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway, as well as the Nottingham electric tram terminus are all situated just a short distance away.

We certainly believe that the property would make an ideal first time buy or young family home. We recommend viewing this property internally to fully appreciate the accommodation.

ENTRANCE HALL
14'9" x 3'0" (4.51 x 0.93)
Side uPVC panel and double glazed entrance door, tiled floor, radiator, turning staircase rising to the first floor. Doors to living room, dining room, kitchen and ground floor shower room.

SHOWER ROOM
5'4" x 6'2" into shower cubicle (1.64 x 1.90 into shower cubicle)
Three piece suite comprising walk-in tiled shower cubicle with mains shower and foldaway glass shower screen, wash hand basin, push flush WC. Double glazed window to the rear, spotlights, extractor fan, tiled floor and utility closet with plumbing for the washing machine and space for stacked tumble dryer with power points.

LIVING ROOM
11'4" x 10'7" (3.47 x 3.24)
double glazed window to the front, laminate flooring, media point, radiator.

DINING ROOM
11'10" x 10'11" (3.61 x 3.33)
Double glazed window to the front (with fitted blinds), radiator, media points.

KITCHEN
9'7" x 8'11" (2.94 x 2.74)
Equipped with a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surface incorporating circular bowl sink unit with matching shaped draining board and central mixer tap. Fitted five ring gas hob and extractor hood over and oven beneath. Integrated dishwasher, radiator, tiled floor, glass fronted crockery cupboard, tiled splashbacks, uPVC panel and double glazed exit door to outside, double glazed window to the rear (with fitted blinds), wall mounted electrical consumer box, integrated fridge. Door to useful understairs storage space with double glazed window to the rear, lighting and shelving.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to the half landing with views over the garden (with fitted Roman blind). Loft access point. Doors to bedrooms, bathroom and boiler closet housing the 'Baxi' gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE
11'10" x 10'9" (3.62 x 3.30)
Double glazed window to the front, radiator, media points, laminate flooring.

BEDROOM TWO
11'3" x 10'10" (3.45 x 3.31)
Double glazed window to the front, radiator, media points.

BEDROOM THREE
9'8" x 9'1" (2.96 x 2.77)
Double glazed window to the rear (with fitted Roman blind), radiator.

BATHROOM
6'3" x 5'10" (1.92 x 1.80)
Three piece suite comprising panel bath with 'Bristan' electric shower over and glass shower screen, wash hand basin, push flush WC. Double glazed window to the rear, wall mounted bathroom mirror, radiator, partial wall tiling.

OUTSIDE
To the front of the property there is pedestrian gated entrance and pathway leading to the side entrance uPVC door. The front garden is predominantly lawned with decorative gravel stone chippings running parallel to the pathway with hedgerow to the boundary line offering privacy from the front. There is the option (like other neighbouring properties) to create off-street parking (subject to the relevant permissions and approvals from the Local Authority and lowering of the kerb). From the side of the property there is gated pedestrian access which leads into the rear garden.

TO THE REAR
The rear garden is of a good overall size is enclosed by timber fencing to the boundary lines and offers an initial raised part paved/part gravel patio area (ideal for entertaining). This also benefits from an external lighting point and water tap. The raised patio then offers access down to the lower part of the garden which is predominantly lawned (ideal for families) with a rear patio space currently occupying two garden sheds.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue following the "S" bend around onto the continuation of Warren Avenue. Turn right onto Edward Street and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.

TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

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.
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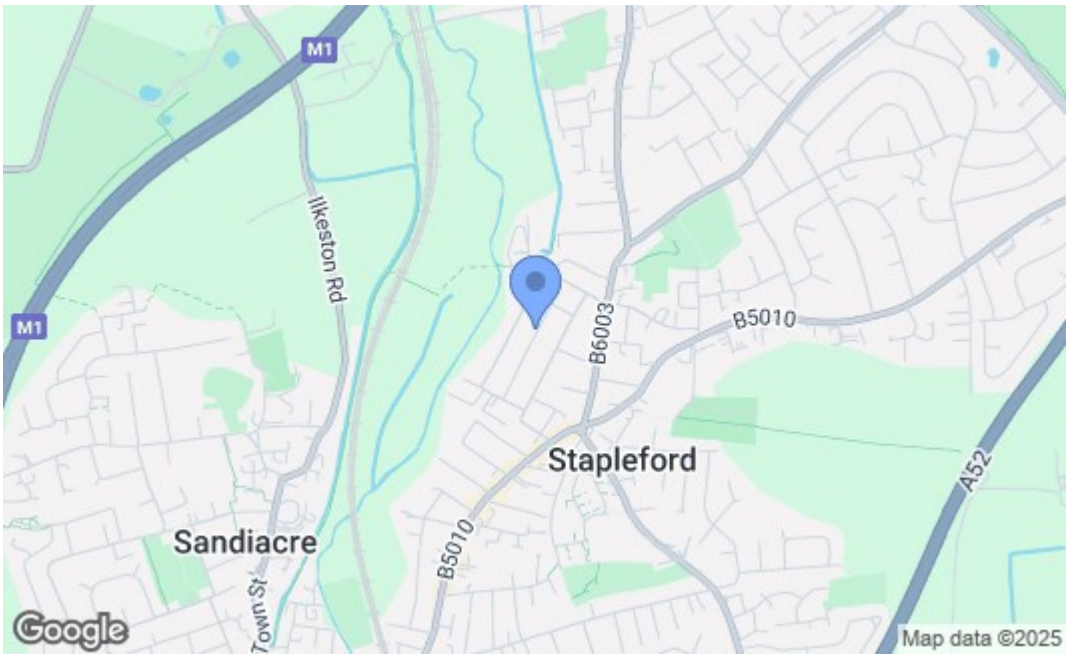

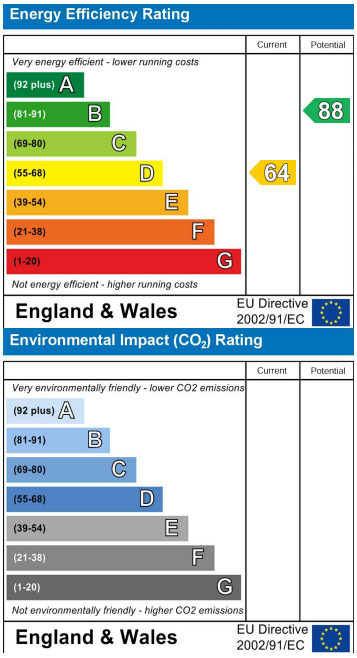

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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