Robert Ellis

look no further. . .

Shanklin Drive
Stapleford, Nottingham NG9 8EZ

A BAY FRONTED, THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN

£159,995 Freehold

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A BAY FRONTED, THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market, with the benefit of NO UPWARD CHAIN, this bay fronted three bedroom end of terrace house situated within walking distance of Stapleford town centre.

With accommodation over two floors comprising an entrance hallway, bay fronted living room and dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits to the property include gas central heating from a Worcester Bosch combination boiler, double glazing and enclosed garden space to the rear.

As previously mentioned, the property is located within walking distance of Stapleford town centre which offers a diverse range of national and independent retailers and shopping facilities, there is also easy access to good schooling for all ages and for those needing to commute there is the A52 providing links to Nottingham and Derby, the M1 J25 motorway for further afield and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

The property is also within walking distance of the Erewash Canal footpath as well as ample other outdoor areas for families and children such as Hickings Lane Park, Archers Field and Queen Elizabeth recreational ground.

We believe the property itself would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

Entrance Hall
4'5" x 3'0" approx (1.37m x 0.92m approx)
UPVC front entrance door, tiled flooring, stairs to the first floor and door to:

Lounge
13'1" x 11'2" approx (4m x 3.42m approx)
Double glazed bay window to the front, media points, exposed and varnished floorboards, Adam style fire surround incorporating marble insert and hearth with pebble effect fire, decorative coving, ceiling rose and dado rail. Door to:

Kitchen
12'8" x 11'5" approx (3.88m x 3.48m approx)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and drainer with swan neck mixer tap. Fitted counter level four ring gas hob with extractor over and oven beneath, Plumbing for a washing machine, space for dining table and chairs, double glazed window to the rear, wall mounted gas central heating Worcester Bosch combination boiler, UPVC door to the rear, laminate flooring, radiator, useful understairs pantry/storage cupboards and additional larder with tiled floor, window to the side and space for a fridge/freezer.

First Floor Landing
With doors to all three bedrooms and bathroom. Loft access point.

Bedroom 1
12'6" x 9'1" approx (3.82m x 2.77m approx)
Double glazed window to the front with fitted blinds, decorative coving and ceiling rose, radiator, laminate flooring, picture rail and decorative fireplace with tiled hearth.

Bedroom 2
11'6" x 9'0" approx (3.53m x 2.75m approx)
Double glazed window to the rear overlooking the garden and farm beyond, radiator, decorative fireplace with tiled hearth and parquet style flooring.

Bedroom 3
9'4" x 4'10" approx (2.86m x 1.48m approx)
Double glazed window to the rear, again overlooking the garden and farm beyond, radiator and wall mounted electrical consumer box.

Bathroom
7'1" x 4'10" approx (2.18m x 1.48m approx)
A three piece suite comprising of a panelled in bath with Victorian style mixer tap and dual attachment hand held and mains ran shower over, push flush w.c. and wash hand basin with decorative tiled splashbacks, double glazed window to the front with fitted roller blind, extractor fan, partial wall tiling.

Outside
To the front of the property there is a shared pathway between the property we are selling and the neighbour, the front garden is enclosed by hedgerow to the boundary line and is decorated with chipped bark for low maintenance.

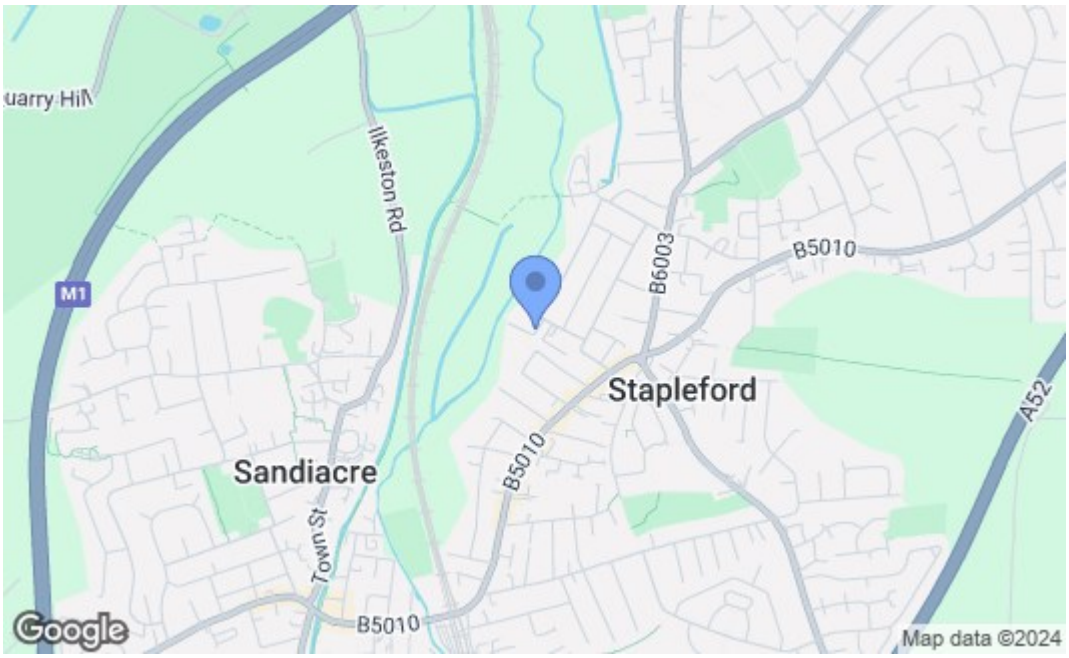
The rear garden is enclosed by timber fencing to the boundary line and offers a good size paved patio seating area, ideal for entertaining. To the rear part of the garden there is a chipped bark area with a wide variety of planted bushes, shrubs, trees and plants. Pedestrian gated access leading back round to the front, external water tap and lighting point, useful coal house and external w.c.

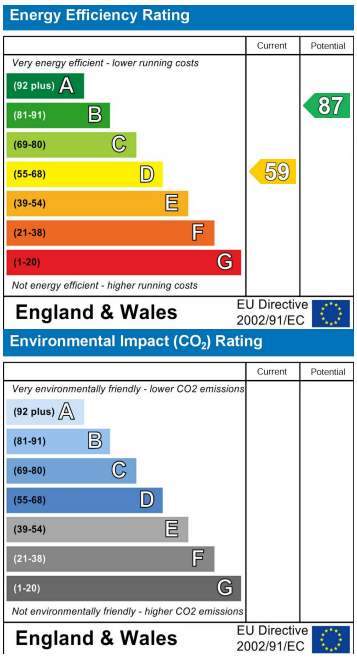
Directions
From our Stapleford branch on Derby Road turn immediately right onto Warren Avenue and follow the bend in the road onto Frederick Road. Take an immediate left back onto Warren Avenue and take the left hand turn onto Shanklin Drive. The proeprty can be found on foot down the pedestrian walk way on the right hand side.

Agents Notes
There is no current central heating radiator in either the living room or bathroom.

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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