Robert Ellis

look no further...

Horace Avenue
Stapleford, Nottingham NG9 8FR

A WELL PRESENTED TWO/THREE BEDROOM TRADITIONAL TERRACED HOUSE

Offers Over £150,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A WELL PRESENTED TWO/THREE BEDROOM, TRADITIONAL, FLAT FRONTED TERRACED HOUSE, SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES WITHIN STAPLEFORD TOWN CENTRE.

The property benefits from gas fired central heating from a Worcester Bosch condensing boiler, double glazing and extremely well presented accommodation split over two floors.

The accommodation comprises living room, dining room, kitchen, rear lobby and bathroom to the ground floor. The first floor landing then provides access to three bedrooms, one of which is accessed via the second bedroom.

Externally there is a small front garden, separating the house from the pavement and to the rear is an enclosed garden with good size decked area leading to a timber summerhouse that has been recently professionally re-roofed and has the benefit of mains power and light potentially offering an ideal garden office and/or studio.

The property itself is within walking distance of the shops and services situated within Stapleford town centre and an array of good nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

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

LOUNGE
11'10" x 11'9" (3.63 x 3.6)
UPVC double glazed front entrance door, double glazed window to the front with fitted blinds, meter cupboard, t.v. and telephone points, feature Adam style fire surround with tiled insert and hearth, housing living flame coal effect gas fire, radiator, laminate flooring and door to:

INNER LOBBY
Stairs to first floor, laminate flooring and archway opening through to the dining room.

DINING ROOM
11'10" x 11'9" (3.62 x 3.6)
Feature laminate flooring, useful understairs storage cupboard, double glazed window to the rear with fitted blinds, radiator, display cabinet and opening through to the kitchen.

KITCHEN
7'10" x 6'2" (2.4 x 1.9)
Equipped with a range of white faced base and wall storage cupboards with roll top work surfacing incorporating 1½ bowl sink unit with central swan-neck mixer tap and brick effect tiled splashbacks, plumbing for washing machine, space for cooker with extractor hood over, boiler cupboard housing the gas fired central heating condensing boiler, double glazed window to the side and opening to the utility lobby.

UTILITY LOBBY
4'3" x 2'10" (1.30m x 0.86m)
Space for fridge/freezer, spotlights and UPVC double glazed door to outside. Door to bathroom.

BATHROOM
6'4" x 5'9" (1.95 x 1.76)
Modern white three piece suite comprising bath with gravity shower and feature glass shower screen, push-push w.c. and wash hand basin with central mixer tap, fully tiled walls, chrome heated ladder towel radiator, double glazed window to the rear, spotlights and extractor fan.

FIRST FLOOR LANDING
Doors to both bedrooms

BEDROOM 1 (MIDDLE)
12'0" x 11'10" (3.67 x 3.61)
Double glazed window to the rear, radiator, useful overstairs storage cupboard which gives access to a partially boarded, lit and insulated loft space. Door to:

BEDROOM 3/DRESSING ROOM
8'0" x 6'2" (2.46 x 1.9)
Double glazed window to the rear and radiator.

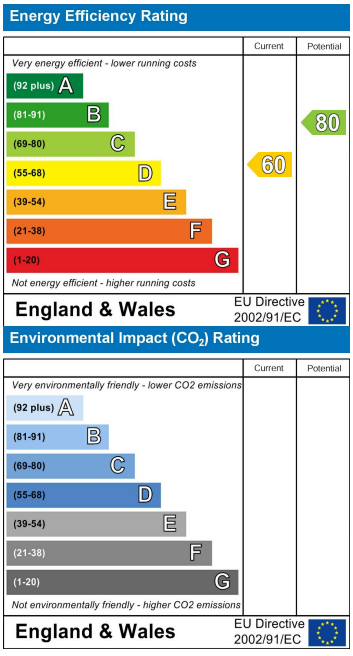
BEDROOM 2 (FRONT)
11'10" x 11'9" (3.61 x 3.59)
Double glazed window to the front with fitted blinds, dado rail and radiator.

OUTSIDE
To the front of the property is a gated foregarden, separating the house from the pavement, with pathway to front entrance door, and a shaped border comprising rear front wall tray planters and a flat, slated canvass with potential for potted plants and other decorative features. To the rear, there is a well designed, landscaped and enclosed rear garden benefiting from high quality artificial lawn, a paved patio area, ideal for entertaining, stepping stone pathway to a rear deck which leads to a re-roofed timber summer house with power. There are also external lighting points, a water fountain that is mains powered, water tap and chipped bark decorative borders.

TIMBER SUMMER HOUSE
11'5" x 5'5" (3.48 x 1.67)
Recently professionally re-roofed with a Georgian entrance door and matching Georgian style windows to either side mains power and light. This room could become an ideal home office and/or garden studio.

DIRECTIONAL NOTE
From our Stapleford office on Derby Road, proceed in the direction of Sandiacre, taking the fourth right turn onto Horace Avenue. The property can then be found on the right hand side, identified by our For Sale Board.

AGENTS NOTE
The property benefits from residents permit parking so viewers are to be aware to either ask for a visitors permit or park elsewhere and walk to the property.



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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