Robert Ellis

look no further. . .







Central Avenue
Stapleford, Nottingham NG9 8QH

A RELATIVELY MODERN TWO BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, kitchen to the front, living room and conservatory to the rear. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, enclosed garden space to the rear and two allocated parking spaces within the communal car park beyond the rear boundary of the property.

The property is situated favourably in this convenient and established residential location within easy access of excellent nearby schooling for all ages. There is also easy access to ample nearby outdoor space, including the local Central Avenue play area, Hickings Lane with it's recent improvements to the pavilion and football pitches, and Bramcote Hill Park.

There is also easy access to the town centre amenities, as well as transport links, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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





ENTRANCE HALL
6'9" x 6'2" (2.06 x 1.88)
Panel and double glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard which also houses the gas fired boiler. Radiator, alarm control panel, laminate flooring.

KITCHEN
10'1" x 6'2" (3.08 x 1.89)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Fitted one and a half bowl sink unit with draining board and central swan-neck mixer tap, decorative tiled splashbacks. Space and plumbing for under-counter washing machine and tumble dryer, further space for full height fridge/freezer, radiator, double glazed window to the front (with fitted blinds).

LIVING ROOM
16'0" x 12'1" (4.90 x 3.70)
Feature Adam-style fire surround incorporating marble insert and hearth with coal effect gas fire, media points, radiator, double glazed window to the rear (with fitted shutters), uPVC double glazed French doors opening out into the conservatory.

CONSERVATORY
12'7" x 9'2" (3.86 x 2.81)
Brick and double glazed construction with pitched roof incorporating ceiling light and fan, tiled floor, power points, double glazed windows to both the sides and rear, double glazed French doors open out into the rear garden.

FIRST FLOOR LANDING
Two double glazed windows to the front (both with fitted shutters), decorative wood spindle balustrade, radiator, airing cupboard housing the hot water cylinder, doors to all bedrooms and bathroom, access to the insulated loft space.

BEDROOM ONE
10'2" x 9'11" (3.11 x 3.03)
Double glazed window to the rear (with fitted shutters) overlooking the garden and allotments beyond, radiator, fitted full height double wardrobe.

BEDROOM TWO
12'5" x 5'10" (3.80 x 1.80)
Double glazed window to the rear (with fitted shutters) overlooking the rear garden and allotments beyond, radiator, two double full height fitted wardrobes.

BATHROOM
6'11" x 6'2" (2.12 x 1.90)
Modern and contemporary three piece suite comprising panel bath with glass screen, mixer tap and mains shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, hardwood double glazed window to the front (with fitted roller blind), wall mounted bathroom cabinet, chrome ladder towel radiator.

OUTSIDE
To the front of the property there is a landscaped garden with decorative dwarf shaped brick boundary wall, stepped access to a paved courtyard style frontage with planted and raised sleeper beds housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is enclosed and designed for straightforward maintenance, timber fencing with concrete posts and gravel boards. A rear pedestrian gate leads into the parking area beyond. The rear garden is predominantly block paved with plum slate decorative edged chippings, external power point and security lighting with a useful garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote before taking an eventual left hand turn onto Ewe Lamb Lane. Proceed parallel with the allotments before taking a left hand turn onto Central Avenue. The property can be found on the left hand side, prior to the play area, identified by our For Sale board.



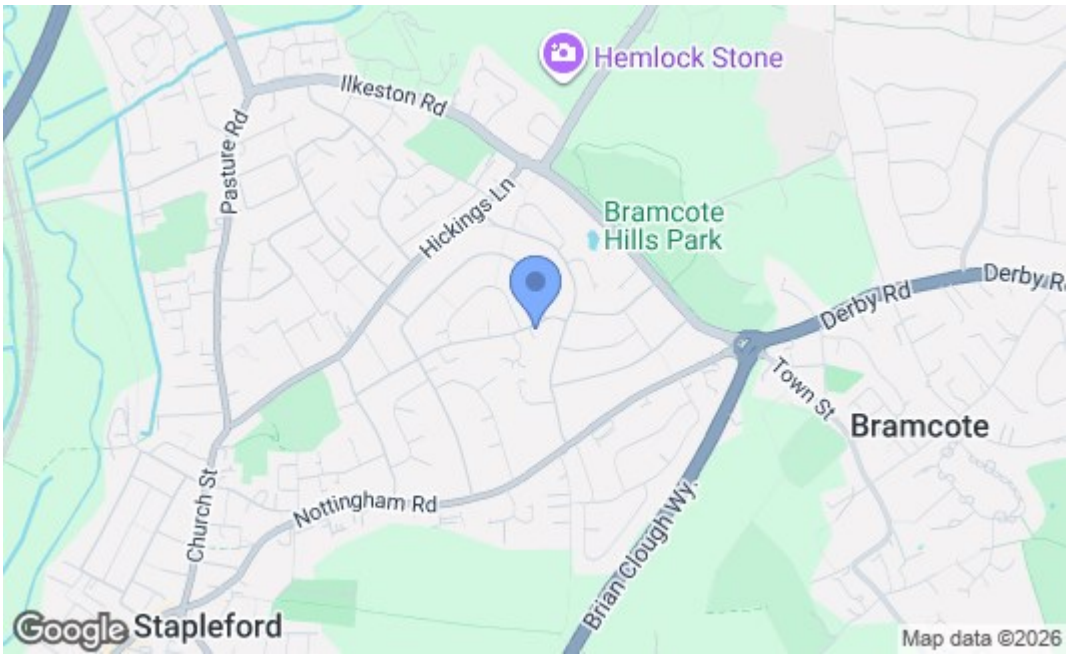


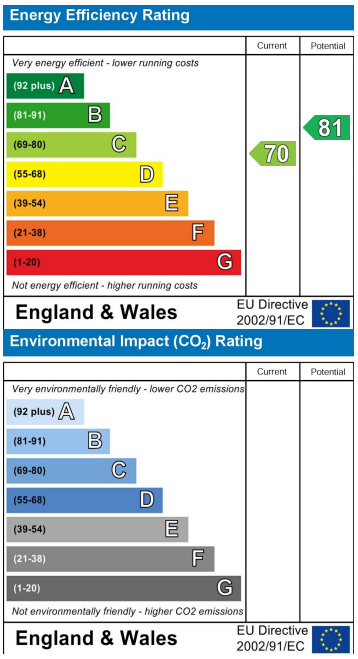












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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