Robert Ellis

look no further. . .

A THREE BEDROOM MID TOWN HOUSE

St. James Terrace
Stapleford, Nottingham NG9 7BB

Offers Over £180,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM MID TOWN HOUSE WITH ACCOMMODATION OVER THREE FLOORS.

Offering a stylish modern feel internally with the benefit of from gas fired central heating from a combination boiler, UPVC double glazed windows and doors throughout, and features including an open plan dinging kitchen and a converted attic to the second floor to provide for a double bedroom with en suite shower room. A further feature of this property is the opulent bathroom, offering a touch of luxury with a roll top bath.

The property is ideally located within a short walk of the shops and services within Stapleford town centre, which offers a variety of independent and national retailers. There is also easy access to nearby schooling. For commuters there is access to Nottingham and Derby via the A52 and for further afield, junction 25 of the M1 Motorway is a few minutes drive whilst the Nottingham Express Tram terminus is situated at Bardill's roundabout.

The property would ideally suit first time buyers, young families and investors alike and due to the current shortage of homes in the area, we highly recommend an internal viewing.

LOUNGE
12'3" x 11'6" (3.74 x 3.52)
Recently installed UPVC double glazed front entrance door, double glazed window to the front, Adam style fireplace with marble effect inset and hearth housing pebble effect gas fire, meter cupboard, t.v. point, radiator, telephone point and door to:

INNER LOBBY
Stairs to first floor and door to:

DINING ROOM
12'2" x 12'0" (3.71 x 3.67)
UPVC double glazed French doors opening out to the rear garden, radiator, useful understairs storage space which currently houses the fridge freezer with lighting and shelving. Opening through to:

KITCHEN
10'7" x 6'4" (3.23 x 1.94)
Equipped with a range of matching base and wall storage cupboards with wood block work surfaces, Belfast sink with central swan-neck mixer tap and tiled splashbacks, space for cooker, plumbing for washing machine and slimline dishwasher, wall mounted Worcester gas fired central heating combination boiler (for central heating and hot water,) double glazed windows to the side and rear and tiled floor.

FIRST FLOOR LANDING
Doors to both bedrooms and door with stairs up to the top floor.

BEDROOM 1
12'3" x 11'5" (3.74 x 3.5)
Double glazed window to the front, radiator and exposed floorboards, feature fireplace with tiled hearth.

BEDROOM 2
12'2" x 8'8" (3.72 x 2.65)
Double glazed window to the rear, radiator, exposed floorboards and useful understairs storage space with lighting. Door to:

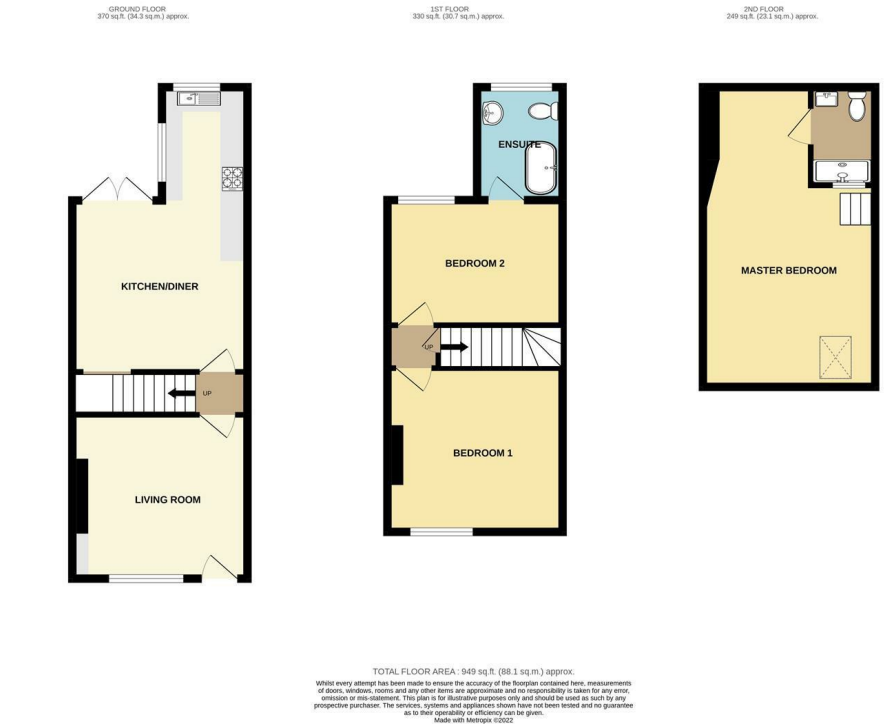
BATHROOM
8'0" x 6'5" (2.44 x 1.98)
Luxury three piece suite comprising roll top bath with claw feet and central mixer tap with shower attachment. low flush w.c. and wash hand basin with vanity unit. Feature marble tiling to walls and floor. Heated towel rail and double glazed window to the rear.

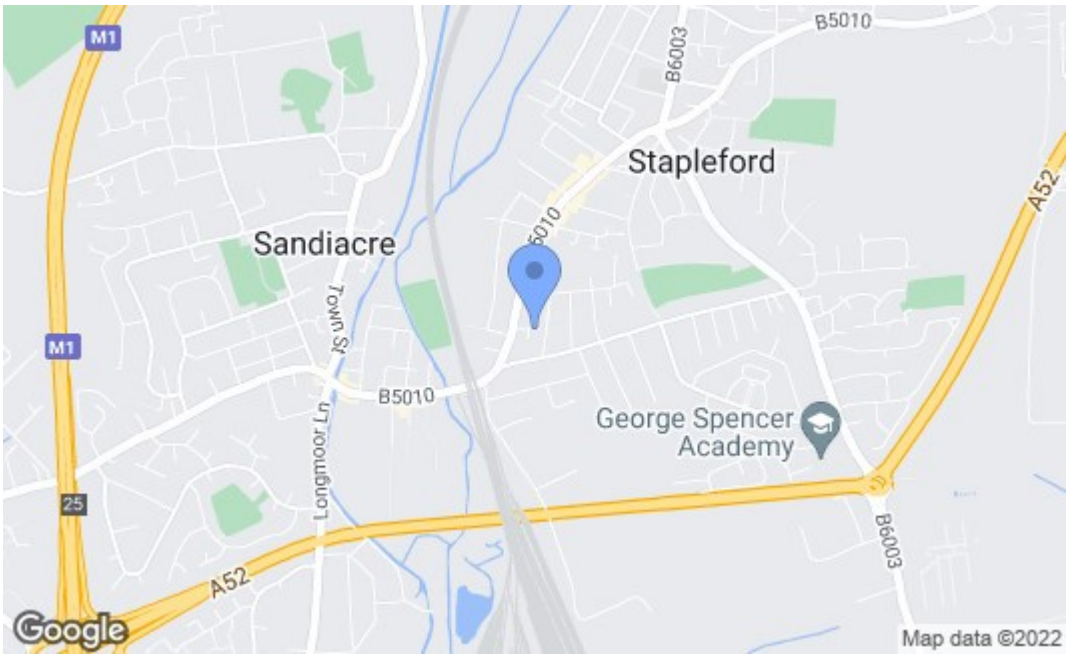
BEDROOM 3
15'10" (max) x 12'0" (4.85 (max) x 3.67)
Velux roof window to the front, offering fantastic views over Springfield Mill and the countryside beyond and further double glazed window to the rear overlooking the rear garden. Radiator, telephone point, spotlights and door to:

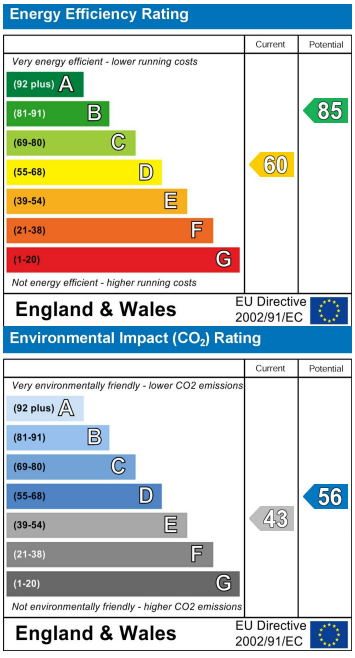
EN SUITE SHOWER ROOM
6'11" x 4'6" (2.13 x 1.39)
Three piece suite comprising walk-in shower cubicle with mains shower, wash hand basin with central mixer tap and tiled splashbacks and low flush w.c. Double glazed window to the rear, extractor fan and spotlights.

OUTSIDE
The property fronts the pavement. The rear garden is an enclosed and private space, benefiting from a paved patio area, ideal for entertaining, with brick barbecue base, shaped lawned section and flower borders. Timber storage shed and side access gate leading to the front, external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, taking an eventual left hand turn onto St James Street, turning right at the 'T' junction onto St James Terrace. The property can then be found on the left hand side.







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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