

Robert Ellis

look no further...



Horace Avenue
Stapleford, Nottingham NG9 8FR

£229,950 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.

0115 949 0044



/robertellisestateagent



@robertellisea



A kerbside glance is not nearly enough to fully appreciate this surprisingly spacious three double bedroom Victorian semi detached house.

This period property offers a large amount of space, ideal for growing families. A welcoming hallway leads you into the property with stairs leading to the first floor and access to the ground floor rooms where there are two good size reception rooms and a modern, fitted family kitchen. To the first floor, the landing gives access to the three double bedrooms and family bathroom.

This property enjoys larger than average rear gardens with patio and generous lawn, great for families to relax and play. Situated towards the end of this no-through road, this residential street has open fields to the bottom and to the top is Stapleford high street with a good variety of shops and facilities, and a regular bus service linking Nottingham and Derby, as well as Beeston and Queen's Medical Centre.

This location is ideal for families and commuters alike as schools for all ages are within easy reach, including Fairfield and George Spencer Academies*. A short drive away can be found the A52 linking Nottingham and Derby, Nottingham park and ride tram and Junction 25 of the M1 motorway.

This well presented property has gas fired central heating and double glazing. We strongly recommend an early internal viewing to fully appreciate the accommodation on offer.



HALLWAY

Front entrance door, stairs to the first floor with wood spindle balustrade and understairs store cupboard.

LOUNGE

13'8" x 13'3" (4.17 x 4.06)

Feature fireplace, radiator, double glazed bay window to the front.

DINING ROOM

11'9" x 11'3" (3.6 x 3.44)

Radiator, double glazed French doors opening to the rear garden.

KITCHEN

12'4" x 8'5" (3.76 x 2.57)

Incorporating a range of modern, fitted wall base and drawer units, with worktops and inset single bowl sink unit with single drainer. Range-style gas/electric oven, hob, plumbing and space for dishwasher, space for fridge/freezer, double glazed windows to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

13'5" x 11'4" (4.09 x 3.47)

Ornate cast iron fireplace, radiator, double glazed windows to the front.

BEDROOM TWO

12'1" x 10'7" plus door recess (3.70 x 3.24 plus door recess)

Radiator, double glazed window to the rear.

BEDROOM THREE

12'5" x 8'7" (3.81 x 2.62)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

A three piece suite comprising wash hand basin with vanity unit, low flush WC, period-style roll top bath with rain-head shower over. Heated towel rail, double glazed window.

OUTSIDE

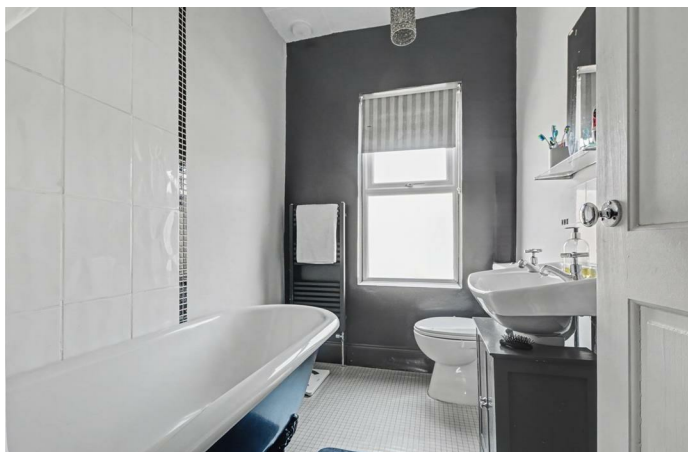
To the front, there is a partially walled-in small garden with access to the front door. Gated access to the side of the house leads to the rear garden which is of a generous size. The garden is fenced and enclosed with patio and an expansive lawn. At the foot of the plot is a gravel area. There are two brick outbuildings, one with a WC and the other with plumbing and space for washing machine.

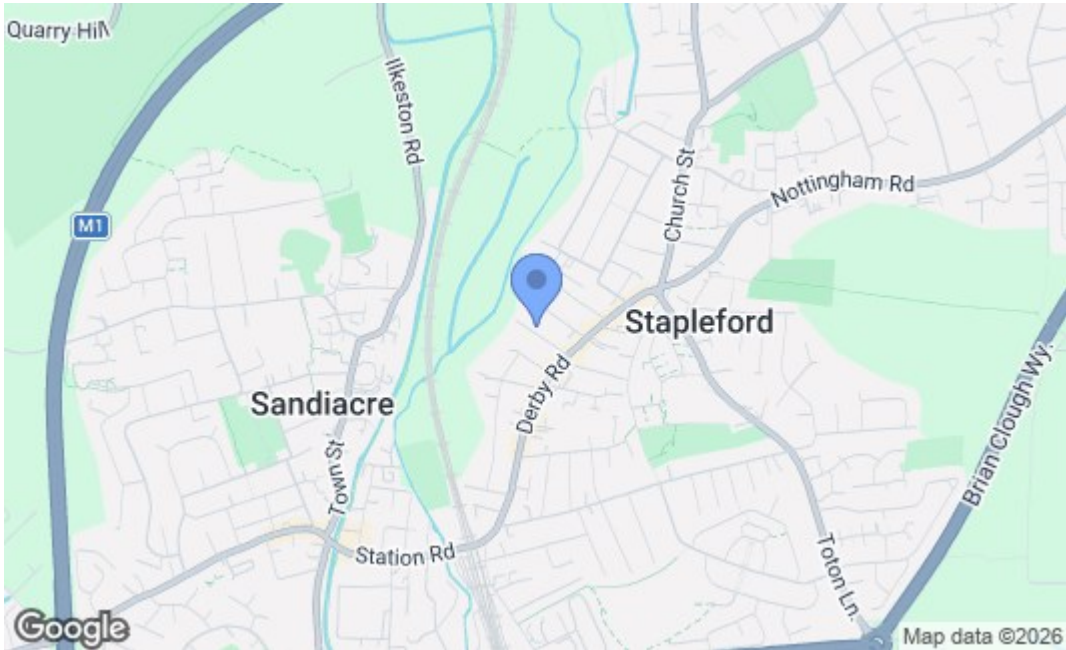
AGENTS NOTE

The street benefits from residents permit parking and the new owner can apply for permits and visitor permits at a nominal cost.

*AGENTS NOTE

* We recommend any intending purchaser makes their own investigations as to the current admission policies for the schools named.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.