Robert Ellis

look no further. . .

Thorpe Close
Stapleford, Nottingham NG9 8FB

A THREE BEDROOM MID TERRACED HOUSE.

£150,000 Freehold

ROBERY ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM MID TERRACED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

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

The property also benefits from gas fired central heating from a recently installed gas fired central heating combination boiler, uPVC double glazing and enclosed garden space to the rear.

The property sits within walking distance of the shops and services within Stapleford town centre. There is also easy access to good schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there are good nearby transport links including the i4 bus route, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric tram terminus situated at Bardills roundabout.

Although requiring a degree of modernisation, we believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALL
3'11" x 3'0" (1.21 x 0.93)
uPVC panel and double glazed front entrance door, stairs rising to the first floor, door to lounge.

LOUNGE
11'1" x 11'1" (3.40 x 3.38)
Double glazed window to the front, media points, radiator, fixed shelving and door to the kitchen.

DINING KITCHEN
14'3" x 12'2" (4.35 x 3.73)
The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating a single sink and draining board. Space for cooker, ample space for dining table and chairs, tiled floor, spotlights, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to the garden, radiator and useful understairs storage pantry.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE
12'3" x 9'3" (3.74 x 2.82)
Double glazed window to the rear (overlooking the rear garden) and radiator.

BEDROOM TWO
11'1" x 10'11" (3.39 x 3.35)
Double glazed window to the front, radiator and recently fitted Worcester gas fired combination boiler (for central heating and hot water).

BEDROOM THREE
8'9" x 6'7" (2.68 x 2.01)
Double glazed window to the rear, radiator and wall mounted electrical input and consumer box.

BATHROOM
6'11" x 4'11" (2.13 x 1.50)
Modern white three piece suite comprising panel bath, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Double glazed window to the front.

OUTSIDE
To the front of the property there is an enclosed front garden with timber fencing to the boundary line, paved pathway to the front entrance door and shared access down the right hand side of the property towards the rear garden.

REAR GARDEN
Enclosed by timber fencing to the boundary line, there is an initial paved patio seating area leading onto a lawn section. At the foot of the plot there is a timber pitched roof storage shed. There is also an external water tap, gated access to the passageway to the front and a useful external WC.

OUTSIDE WC
Comprising of a push flush WC.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue. Continue around the bend in the road and take the first left (back onto Warren Avenue). Continue along and take a left turn onto Shanklin Drive and then the next right onto Thorpe Close. The property can then be found on the right hand side identified by our For Sale board.

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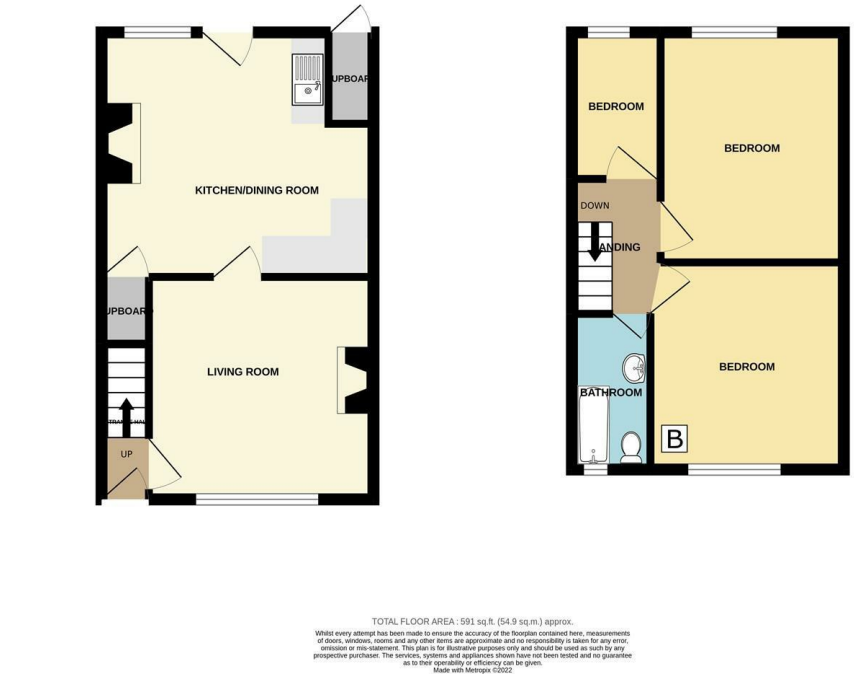

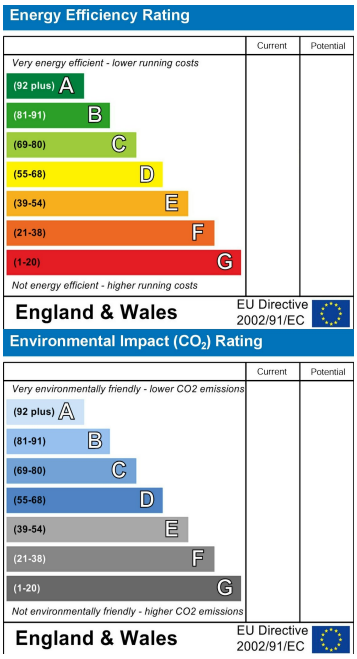

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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