



**Antill Street**  
**Stapleford, Nottingham NG9 7FT**

**£179,950 Freehold**

AN EXTREMELY WELL PRESENTED TWO  
BEDROOM TERRACED HOUSE OFFERED  
FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED TWO BEDROOM TERRACED HOUSE SITUATED IN THIS QUIET RESIDENTIAL NO-THROUGH ROAD LOCATION.

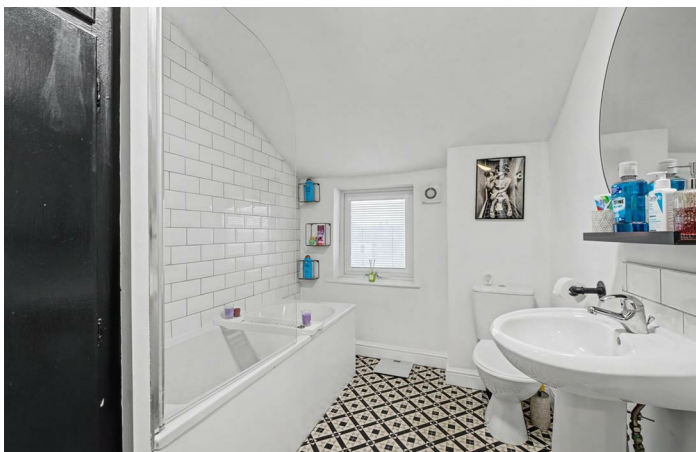
With accommodation over two floors, the ground floor comprises front living room, inner lobby with useful downstairs storage space, central kitchen, rear utility room and useful ground floor WC. The first floor landing then provides access to two double bedrooms and a modern three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden space to the rear split over two levels with a raised entertaining space and lower artificial lawn.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to good transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking for good schooling, there is also easy access to William Lilley Infant and Nursery School located at the bottom of the road, Fairfield Primacy Academy is situated just a short walk away, as well as George Spencer Academy Trust.

We believe the property will make an ideal first time buy due to its ready to move into condition. We highly recommend an internal viewing.



## LIVING ROOM

12'8" x 11'10" (3.88 x 3.62)

Composite and double glazed front entrance door, double glazed window to the front (with fitted blinds), useful storage cupboard housing the meters, laminate flooring, radiator with display cabinet, panelling to one wall, door to inner lobby.

## INNER LOBBY

2'10" x 2'7" (0.88 x 0.80)

Laminate flooring, useful understairs storage cupboard with coat pegs and extra storage space, opening through to the kitchen.

## KITCHEN

11'8" x 10'0" (3.57 x 3.05)

The kitchen comprises a matching range of fitted base and wall storage cupboards, with marble effect roll top work surfaces incorporating a single sink and draining board with central mixer tap. Fitted four ring hob with extractor over and oven beneath, laminate flooring, space for bistro table and chairs, double glazed window to the rear (with fitted blinds), door with access to the inner lobby, vertical radiator, opening through to the utility room, door to staircase rising to the first floor.

## UTILITY ROOM

8'9" x 6'5" (2.69 x 1.98)

Laminate flooring, uPVC panel and double glazed exit door to outside, space for fridge/freezer, space and plumbing for washing machine with worktop space and shelving above, door to WC.

## GROUND FLOOR WC

A two piece suite comprising push flush WC with decorative panelling and wash hand basin with mixer tap and tiled splashbacks. Laminate flooring, vertical radiator, extractor fan, double glazed window to the side (with fitted blinds).

## LOBBY

2'9" x 2'8" (0.86 x 0.820)

Staircase with central tread carpet rising to the first floor.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Panel effect wall paper.

## BEDROOM ONE

12'2" x 11'11" (3.72 x 3.65)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM TWO

9'7" x 8'10" (2.94 x 2.71)

Double glazed window to the rear (with fitted blinds), radiator, useful overstairs storage space which also provides access to the loft space which is an ideal storage area with ladders and Velux roof window.

## BATHROOM

9'6" x 6'9" (2.91 x 2.08)

Modern white three piece suite comprising bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the rear (with inset fitted blinds), extractor fan, towel radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with useful storage space above.

## OUTSIDE

To the front of the property, there is kerbside entrance from the pavement edge and side access shared with Numbers 10 and 12 Antill Street to the rear garden.

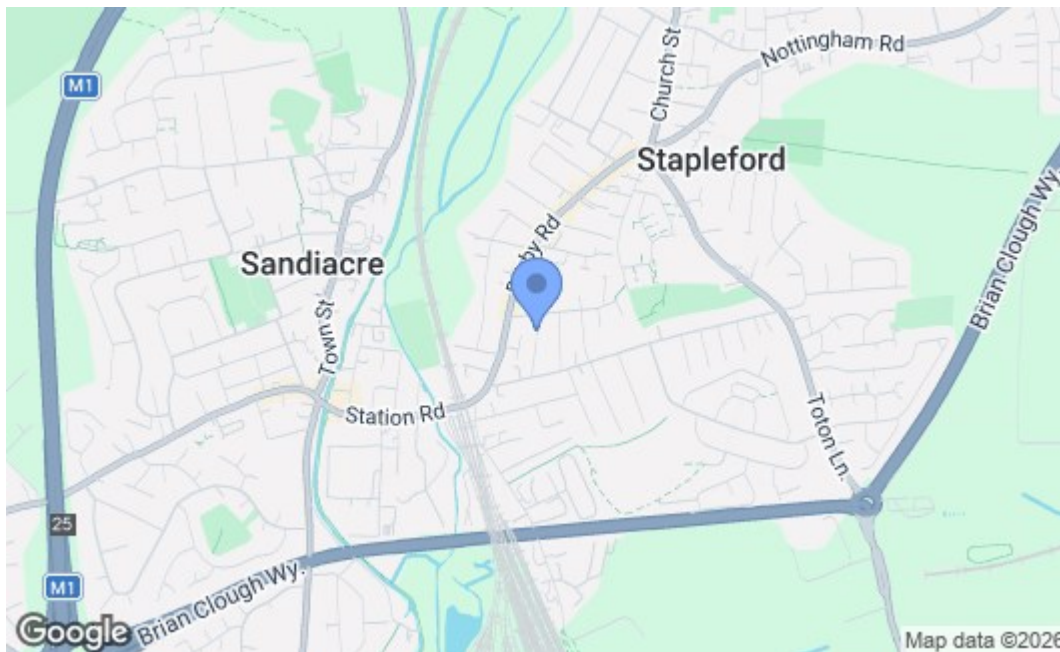
## TO THE REAR

The rear garden is split into two different sections with an initial paved courtyard-style garden with access from the uPVC double glazed utility door. Within this area, there is an outside water tap and access to the pedestrian gate leading back to the front (shared with neighbouring properties). Beyond the courtyard patio, there is a good size decked entertaining space with covered seating area and hand built bar with privacy screening. Decking steps then lead down to the lower part of the garden which is tiered with artificial lawn enclosed by timber fencing to the boundary lines with a further rear patio area to the foot of the plot with a decorative brick boundary wall. Within the rear part of the garden, there is also a timber storage shed, external power socket and lighting point.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take an eventual left onto Halls Road. Look for and take a right hand turn onto Antill Street and the property can be found a little further along on the right hand side, identified by our For Sale board displayed in the window of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.