



Frederick Road  
Stapleford, Nottingham NG9 8FL

A TWO BEDROOM MID TERRACED  
HOUSE.

**£179,950 Freehold**



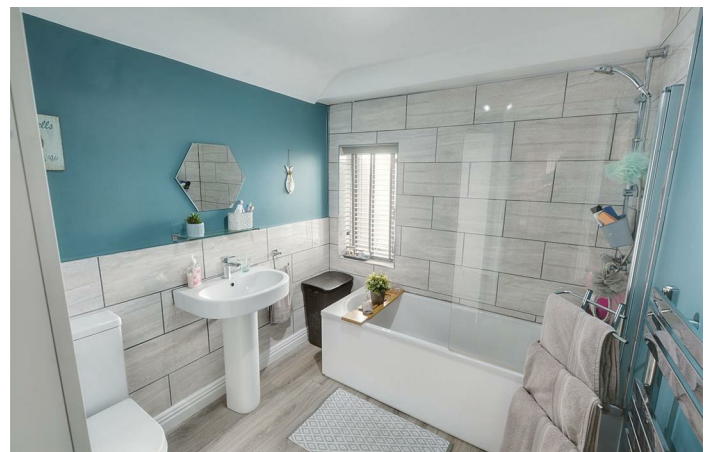
Behind this attractive traditional facade lies a modern and contemporary home.

This surprisingly spacious property comes to the market in ready to move into condition with recent upgrading including new radiators and new flooring throughout. The property is centrally heated by a combination boiler and has double glazed windows throughout.

A particular feature of this property is the attractively landscaped rear gardens with patio and steps leading to a lower garden laid to lawn, flanked with colourful bedding and there is a purpose built garden cabin at the foot of the plot with double glazing, light and power.

The property is conveniently situated in this popular residential area within walking distance of local amenities and the town centre of Stapleford. There is a regular bus service close by, local junior school and for those looking to commute further afield, the A52 for Nottingham/Derby and Junction 25 of the M11 motorway, as well as the park and ride for the Nottingham tram, are a short drive away.

This property would make a fantastic first home and we strongly recommend an early internal viewing to avoid disappointment.



## LOUNGE

12'5" x 12'0" (3.79 x 3.66)

Composite double glazed front entrance door, double glazed window to the front (with fitted blind), radiator, meter cupboard, TV point. Door to inner lobby.

## INNER LOBBY

Useful understairs store cupboard. Access to dining room.

## DINING ROOM

12'6" x 11'11" (3.83 x 3.64)

Door to staircase to the first floor, radiator, double glazed window to the rear (with fitted blind) Opening to the kitchen.

## KITCHEN

12'7" x 6'7" (3.85 x 2.02)

Range of fitted wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Further appliance space suitable for a fridge/freezer. Wall mounted 'Glow Worm' gas boiler (for central heating and hot water). Radiator, double glazed window to the rear (with fitted blinds), double glazed rear exit door.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'0" x 11'11" (3.67 x 3.65)

TV point, radiator, double glazed window to the front (with fitted blind).

## BEDROOM TWO

Useful overstairs store cupboard, radiator, double glazed window to the rear (with fitted blind).

## BATHROOM

8'0" x 6'11" (2.45 x 2.13)

A modern three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled twin rose shower, shower screen. Heated towel rail, partially tiled walls, double glazed window (with fitted blind)

## OUTSIDE

To the front is a small walled-in front garden area. The rear garden is enclosed and attractively landscaped with patio area and steps leading to the main garden laid to lawn, flanked with colourful bedding and to the foot of the plot is a decked area with spot lights in front of the purpose built garden timber cabin with light and power, double glazed window and door.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre turning almost immediately right onto Warren Avenue. Follow the "S" bends through Warren Avenue, turning right onto Frederick Road. Continue along the road for some way, and the property can be found on the left hand side, identified by our For Sale board.

## Stapleford Property Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - standard 14mbps superfast 52mbps ultrafast 1000mbps available

Phone Signal – 02 and Three "Green"

Sewage – Mains supply

Flood Risk – Rivers & seas - no risk. Surface water - low.

Flood Defenses – No

Non-Standard Construction – No

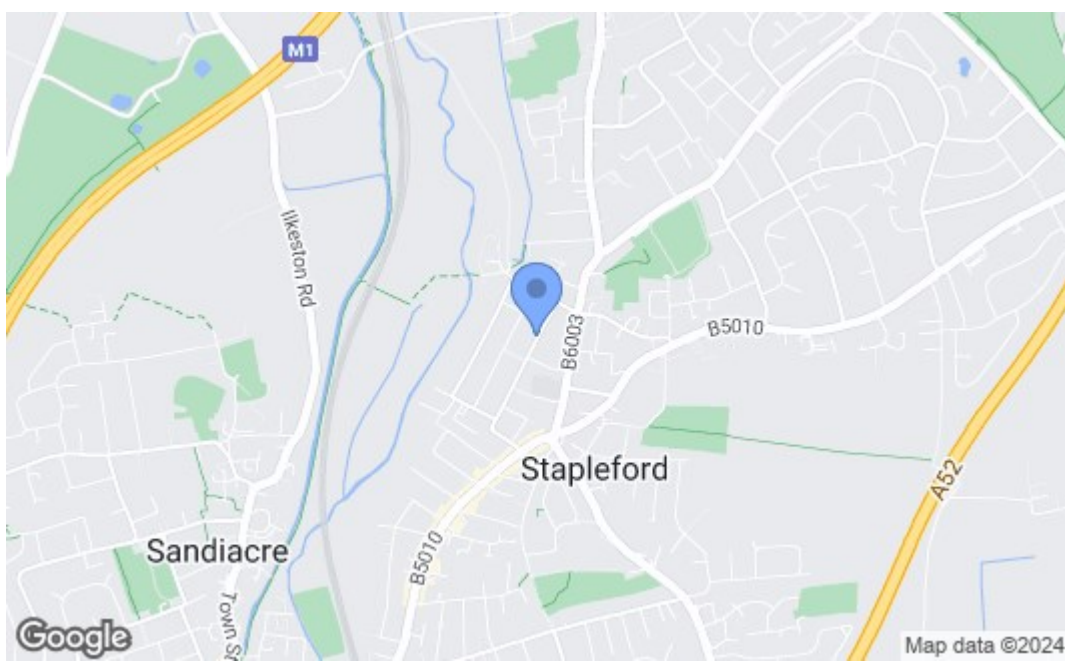
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(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>		Current	Potential
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.