

Eaton Road  
Stapleford, Nottingham NG9 7EB

A TRADITIONAL BAY FRONTED  
TWO/THREE BEDROOM SEMI DETACHED  
HOUSE.

**Asking Price £190,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall with useful cloaks storage cupboard, bay fronted living room, separate dining room with understairs storage space, kitchen, rear lobby and bathroom. The first floor landing then provides access to three bedrooms with the third bedroom accessed from the centre of the two double bedrooms.

The property also benefits from gas fired central heating from a recently installed Worcester combination boiler for central heating and hot water purposes, double glazing throughout and an enclosed rear garden.

The property is situated in the heart of Stapleford town centre which offers a wide variety of national and independent retailers and shopping facilities. There is also easy access to good transport networks such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to excellent nearby schooling for all ages.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

8'0" x 7'4" (2.44 x 2.25)

Composite panel and double glazed front entrance door, radiator, laminate flooring, staircase rising to the first floor, meter cupboard, useful cloaks/storage cupboard, wall light point. Doors leading through to both reception rooms.

## LIVING ROOM

13'11" x 12'7" (4.25 x 3.84)

Double glazed bay window to the front (with fitted blinds), radiator, wall light points, picture rail, decorative ceiling rose, central chimney breast incorporating an Adam-style fire surround with decorative tiled insert and hearth.

## DINING ROOM

12'6" x 11'11" (3.82 x 3.65)

Double glazed window to the side (with fitted blinds), laminate flooring, coving, ample space for dining table and chairs, useful understairs storage space with light. Door to kitchen.

## KITCHEN

10'10" x 6'11" (3.31 x 2.13)

The kitchen comprises a matching range of fitted Shaker-style base and wall storage cupboards and drawers, with butcher's block-style square edge work surfacing, incorporating circular bowl sink unit with mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, radiator, double glazed window to the rear (with fitted blinds). Wall mounted (recently installed) Worcester gas fired combination boiler (for central heating and hot water purposes).

## LOBBY

5'4" x 2'10" (1.65 x 0.88)

Parquet-style flooring, uPVC panel and double glazed exit door. Door to bathroom and opening back through to the kitchen.

## BATHROOM

6'8" x 6'0" (2.04 x 1.83)

Three piece suite comprising panel bath with electric shower over, low flush WC, wash hand basin. Tiling to the

walls, parquet-style flooring, radiator, double glazed window to the rear (with fitted Roman blind), extractor fan, wall mounted bathroom cabinet.

## FIRST FLOOR LANDING

### BEDROOM ONE

12'5" x 11'0" (3.81 x 3.36)

Double glazed window to the front, radiator, loft access point.

### BEDROOM TWO

12'6" x 12'1" (3.82 x 3.69)

Double glazed window to the rear, radiator.

### BEDROOM THREE

10'11" x 6'11" (3.33 x 2.13)

Double glazed window to the side, radiator, useful storage cupboard with shelving.

## OUTSIDE

To the front there is a garden with pathway and gate leading to the front entrance door.

## TO THE REAR

The rear garden is enclosed by brick wall and privacy screening with shaped lawn and pathway providing access to the foot of the plot where there is a brick garden store (with power and lighting) and decked entertaining space. There is an external water tap and lighting point.

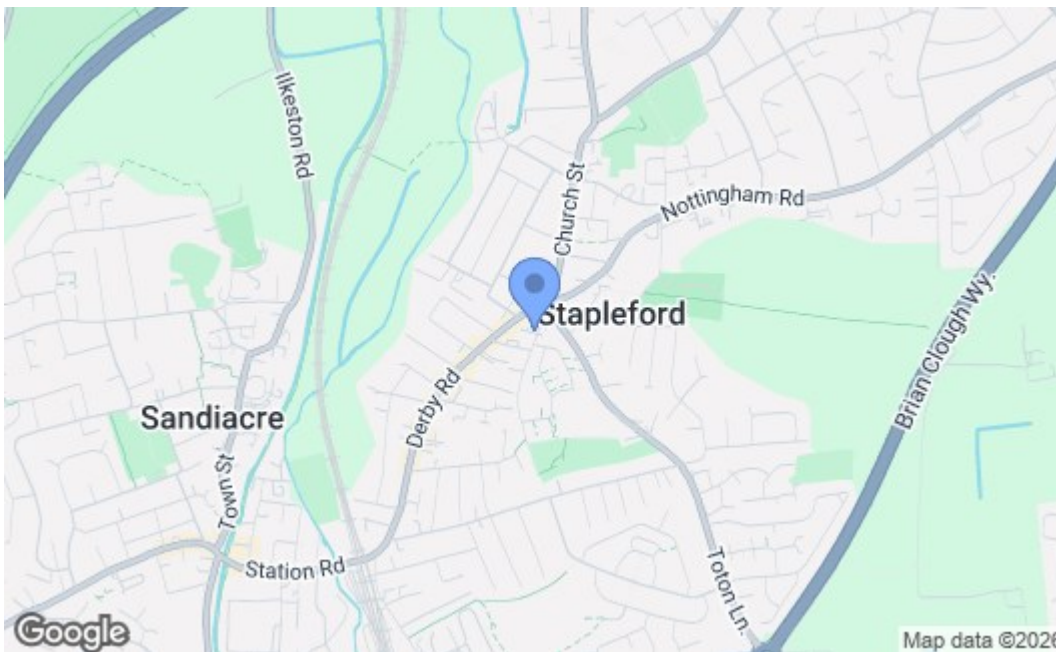
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take an immediate right turn onto Eaton Road and the property can be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

Street permit parking is available, current cost £41 per annum via Broxtowe Borough Council. We ask that you check this information and availability with the Local Council.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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.