



Mill Road  
Stapleford, Nottingham NG9 8GD

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**£170,000 Freehold**



We are pleased to offer for sale this two double bedroom mid terraced house.

This instantly attractive property offers a modern and contemporary interior with features including an open plan dining kitchen which was re-fitted in January 2023, double glazed windows throughout, gas fired central heating served from a combination boiler.

Another feature of this property is the attractively landscaped rear gardens with an area laid to artificial lawn and two patio areas, great for BBQs and entertaining in the Summer months.

The property is situated in this popular residential suburb, within walking distance of Stapleford town centre, regular bus service and great for those wishing to commute as the A52 for Nottingham, Derby, Junction 25 of the M1, and the park and ride for the Nottingham tram is within easy reach.

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



## ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor. Door to lounge.

## LOUNGE

13'4" x 10'9" (4.07 x 3.30)

Wall mounted contemporary electric fire, radiator, double glazed window to the front.

## DINING KITCHEN

13'11" x 8'11" (4.26 x 2.74)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, hob and extractor hood over. Plumbing and space for washing machine. Understairs store cupboard. Wall mounted 'Baxi' combination boiler (for central heating and hot water). Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Radiator, loft hatch.

## BEDROOM ONE

12'0" x 10'11" (3.66 x 3.34)

Useful overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

10'9" x 7'7" (3.3 x 2.32)

Radiator, double glazed window to the rear.

## BATHROOM

7'9" x 6'0" (2.38 x 1.84)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

Enclosed front garden. Enclosed rear garden, landscaped with a contemporary theme with the central area laid to artificial lawn and a patio area beyond the rear elevation and also an additional patio area at the foot of the plot. There is an attached brick outbuilding and gated pedestrian access providing access to the front of the terrace.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road, turning left onto Mill Road. The property can be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating served from a combination boiler

Septic Tank – No

Broadband – Yes

Broadband Speed - standard, superfast and ultrafast available

Phone Signal – Three and O2 - Green, EE and Vodafone - Amber

Sewage – Mains supply

Flood Risk – Rivers & Sea - No Risk, Surface Water - Low Risk

Flood Defenses – No

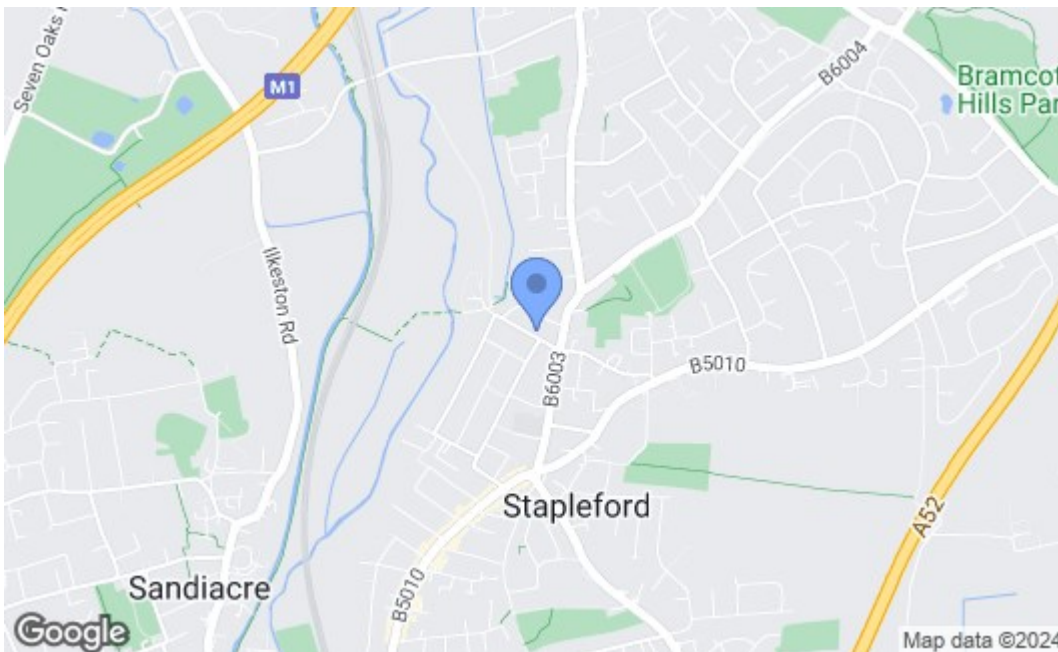
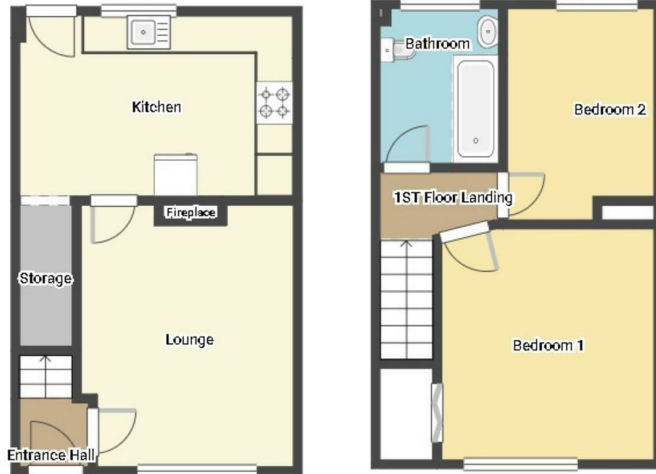
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.