Robert Ellis

look no further. . .







36 Melbourne Road
Stapleford, Nottingham NG9 8LZ

WELL PRESENTED THREE BEDROOM TERRACED PROPERTY, IN NEED OF SOME UPGRADE TO THE KITCHEN AND BATHROOM

£119,950 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM TERRACED PROPERTY, IN NEED OF SOME UPGRADE TO THE KITCHEN AND BATHROOM, SITUATED WITHIN A POPULAR RESIDENTIAL ESTATE IN STAPLEFORD.

The property benefits from gas central heating, double glazing and offers spacious accommodation over two floors with front garden and enclosed garden to the rear.

The property would suit a range of buyers to include first time buyers and young families with the bedrooms being of good proportions.

The accommodation comprises entrance hall, lounge/diner, kitchen, side lobby/workshop to the ground floor. The first floor landing then leads to three good size bedrooms, bathroom and separate w.c.

The property is situated within close proximity of excellent nearby schooling for all ages, and fantastic commuter links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.





ENTRANCE HALL
10'0" x 7'4" (3.07 x 2.24)
Double glazed entrance hall, area for cloaks, carpeted flooring, radiator, door to under-stairs cupboard housing electricity and gas meters, stairs to the first floor and door to lounge/diner and kitchen.

LOUNGE/DINER
19'1" x 12'6" (5.82 x 3.82)
Carpeted flooring, radiator, flame effect gas fire with surround, double glazed window and double glazing sliding patio doors to the rear.

KITCHEN
13'2" x 7'11" (4.02 x 2.42)
Range of wall and base units with roll top work surfaces, inset sink and drainer, space for washing machine, cooker and fridge/freezer, double glazed window to the front elevation and door to side lobby/workshop.

SIDE LOBBY/WORKSHOP
This is the former coal house with double glazed door to the rear.

FIRST FLOOR LANDING
9'9" x 9'1" (2.98 x 2.79)
Carpet to both stairs and landing, airing cupboard and access to loft space. Doors to bedrooms 2 and 3.

BEDROOM 3
16'4" x 8'0" (4.99 x 2.45)
Double glazed window to the front elevation, carpeted flooring, radiator and fitted cupboards.

BEDROOM 2
14'6" x 9'1" (4.42 x 2.78)
Double glazed window to the rear, radiator and fitted wardrobes.

SECOND FLOOR LANDING
Door to bedroom 1 and bathroom

BEDROOM 1
13'0" x 12'7" (3.97 x 3.86)
A spacious double bedroom with double glazed window to the rear, radiator, fulll length fitted wardrobes, carpeted flooring

BATHROOM
5'7" x 5'6" (1.72 x 1.69)
Panel bath with shower over, pedestal wash hand basin, opaque double glazed window to the front elevation and radiator.

SEPARATE W.C.
Opaque double glazed window to the front and low flush w.c.

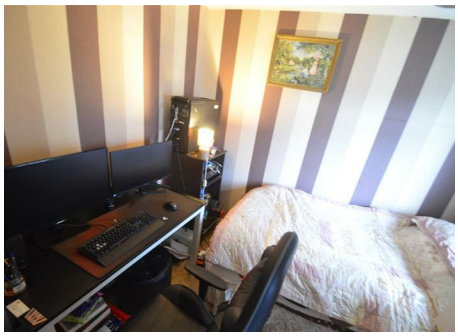
OUTSIDE
To the front is a lawned area with steps leading to the door and to the rear is a generous garden, laid mainly to lawn with patio, fence and hedgerow boundaries and gate to the rear for access to the back.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street. At the bend in the road veer left onto Pasture Road in the direction of Trowell. At the mini roundabout, turn right onto Ilkeston Road and proceed in the direction of Bramcote. Look for and take the right turn onto Melbourne Road, following the bend the property is located on the left hand side, clearly identified by our For Sale Board.

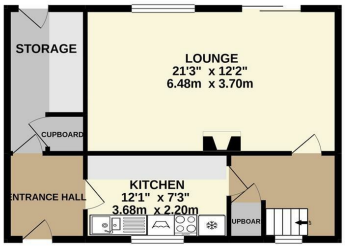
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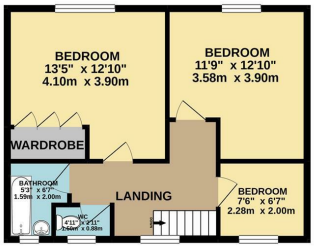




GROUND FLOOR



1ST FLOOR

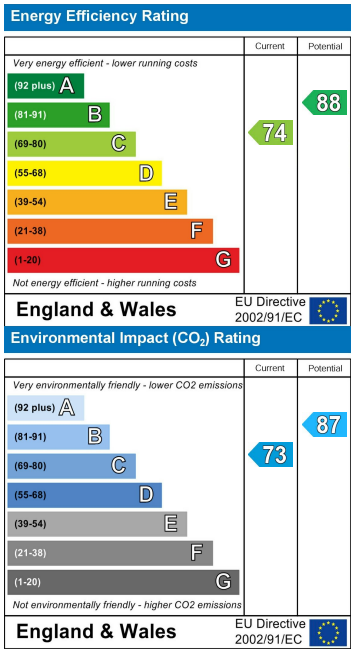




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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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