



Moorbridge Lane  
Stapleford, Nottingham NG9 8GU

**£235,000 Freehold**

A TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO OFFER TO THE MARKET THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH THE ADDED BENEFIT OF BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor bathroom, living room, fully width breakfast kitchen and conservatory. The first floor landing provides access to three bedrooms and a two piece cloakroom incorporating a wash hand basin and toilet.

The property also benefits from a gas fired central heating combination boiler (installed 2022), double glazing, off-street parking and generous garden to the rear.

The property is location in close proximity of excellent nearby schooling for all ages. There is also easy access to open countryside and walks along the canal tow path. For those needing schooling, there is easy access to a variety of nearby schools for all ages, as well as excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is being brought to the market with the added benefit of being offered for sale with NO UPWARD CHAIN and we believe would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

8'5" x 5'11" (2.59 x 1.81)

Composite double glazed front entrance door, double glazed window to the side (with fitted roller blind), staircase rising to the first floor, radiator, laminate flooring, useful understairs storage space. Doors to bathroom and living room.

### GROUND FLOOR BATHROOM

8'10" x 6'4" (2.71 x 1.94)

Spacious room with three piece suite comprising "P" shaped bath with central waterfall style mixer tap, mains ran shower and shaped glass shower screen, wash hand basin with mixer tap, storage cabinets and drawers beneath, and push flush WC. Fully tiled walls and floor, double glazed window to the side (with fitted roller blind), spotlights, extractor fan, chrome curved towel radiator.

### LIVING ROOM

14'11" x 11'10" (4.55 x 3.62)

Double glazed window to the front (with fitted window shutters), radiator, media points, laminate flooring. Door to kitchen.

### BREAKFAST KITCHEN

15'2" x 8'5" (4.64 x 2.58)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Space for cooker with fitted "Whirlpool" extractor canopy over, decorative tiled splashback, space for full height fridge/freezer, plumbing for dishwasher, double glazed window to the rear, foldaway bistro table, radiator, tiled floor, uPVC panel and double glazed exit door to the conservatory, utility closet with plumbing for washing machine and shelving above. Boiler closet housing the gas fired combination boiler for central heating and hot water (installed 2022).

### CONSERVATORY

13'2" x 9'8" (4.02 x 2.97)

Brick and double glazed construction with glass pitched ceiling roof with central ceiling light, mains radiator, double glazed windows (with fitted blinds), double glazed French doors which open out to the rear garden. Additional sliding double glazed patio door to the left hand side (also opening out to the rear garden).

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind). Doors to all bedrooms and cloaks/WC. Loft access point to an insulated loft space.

### BEDROOM ONE

12'2" x 12'0" (3.71 x 3.66)

Double glazed window to the front (with fitted shutters), radiator, range of fitted bedroom furniture including full height double sized wardrobe with sliding doors incorporating mirror panel, built-in drawer unit, vanity area.

### BEDROOM TWO

11'6" x 9'1" (3.52 x 2.78)

Double glazed window to the rear overlooking the rear garden, radiator.

### BEDROOM THREE

8'10" x 8'4" (2.71 x 2.56)

Double glazed window to the rear (with fitted roller blind) over looking the rear garden, radiator.

### CLOAKS/WC

5'10" x 5'9" (1.79 x 1.77)

Two piece suite comprising corner push flush WC, wash hand basin with central mixer tap, decorative tiled splashbacks, storage cabinets beneath, chrome ladder towel radiator, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a spacious block paved from forecourt driveway providing off-street parking. This continues down the left hand side of the property (shared with the neighbouring house) with its own pedestrian gated access into the rear garden.

### TO THE REAR

The rear garden is of a good generous proportion (ideal for families), enclosed by timber fencing to the boundary line. The rear garden offers a good sized initial paved patio area accessed from the conservatory's French doors (ideal for entertaining). There is then a display brick retaining wall/planter with inset lighting with open access into the rear garden lawn. Either side of the lawn there are raised and planted flowerbeds housing a variety of bushes and shrubs. To the foot of the plot there is a good sized pitched roof timber garden shed/summerhouse with central door and windows to either side. Within the garden there is an external lighting point and water tap.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed in the direction of Trowell. Take a left hand turn just prior to the mini traffic island and continue onto Moorbridge Lane. The property can be found on the right hand side, identified by our For Sale board.

### COUNCIL TAX

Broxtowe Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

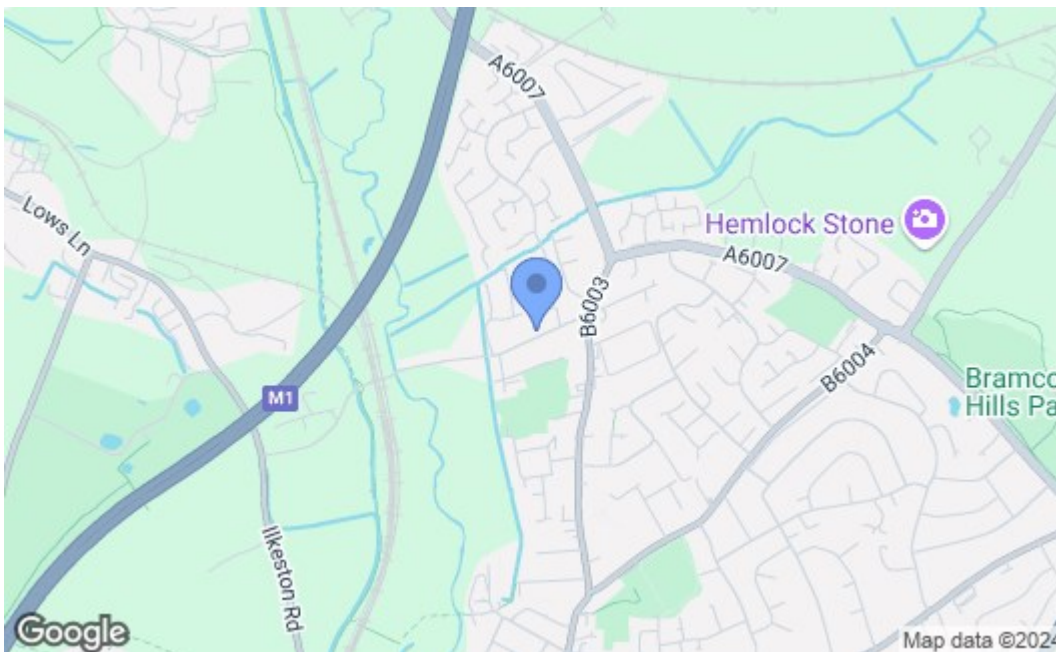
Non-Standard Construction – No

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			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.