

**Bedford Court**  
**Stapleford, Nottingham NG9 8LH**

A TWO DOUBLE BEDROOM FIRST FLOOR  
MAISONETTE.

**Guide Price £112,000 Leasehold**





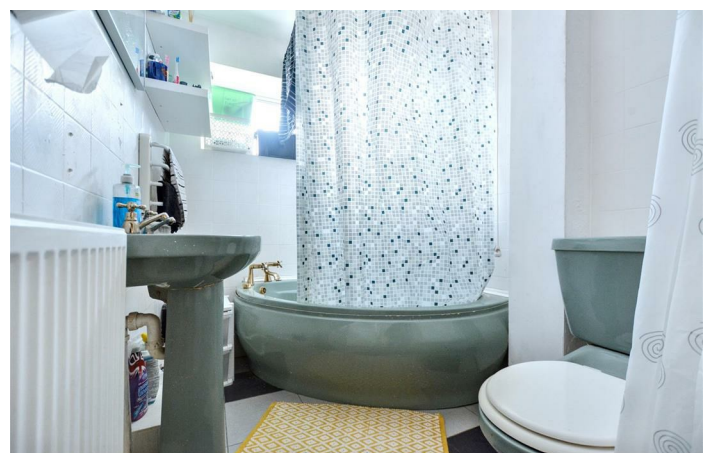
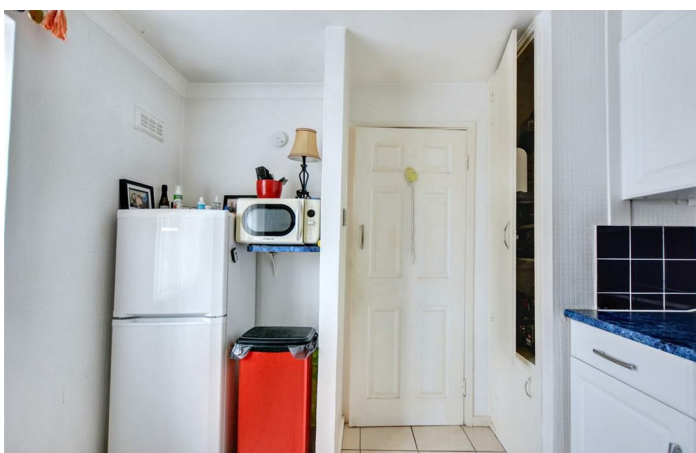
A two double bedroom first floor maisonette.

This property comes to the market with the benefit of NO UPWARD CHAIN and benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

Situated within a low rise purpose built block of four maisonettes in this established residential suburb.

The accommodation is accessed from an external first floor staircase and personal enclosed landing area to front door. Internally, there is a hallway with storage cupboard, access to the fitted kitchen and door leading to the living room. Beyond the living room is an inner hallway with access to two double bedrooms and bathroom/WC.

The property will suit downsizers, first time buyers and those looking for a long term buy to let opportunity.



## ENTRANCE

Double glazed front entrance door. Doors to kitchen and living room. Cupboard housing gas combination boiler (for central heating and hot water).

## KITCHEN

10'7" x 7'6" (3.24 x 2.30)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Plumbing for washing machine, electric cooker point and appliance space. Radiator, double glazed window.

## LIVING ROOM

17'3" x 9'11" (5.26 x 3.03)

Radiator, double glazed window. Door to inner hallway.

## INNER HALLWAY

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'5" x 9'10" (4.11 x 3.02)

Radiator, double glazed window.

## BEDROOM TWO

10'7" x 10'2" (3.24 x 3.12)

Radiator, double glazed window.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC and corner bath with shower over. Radiator, double glazed window.

## OUTSIDE

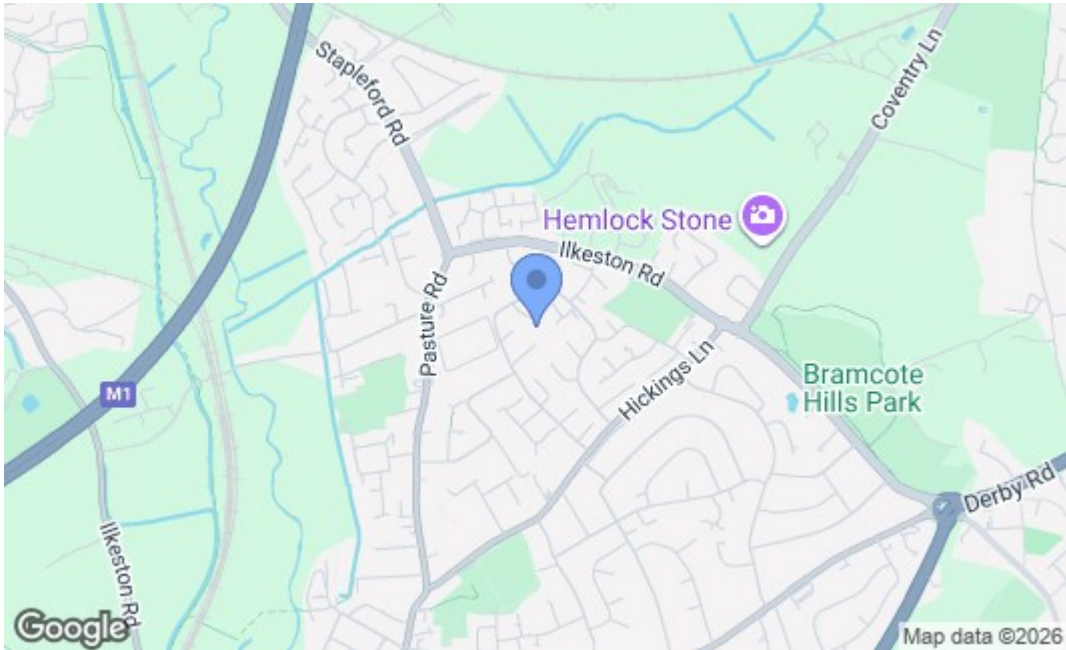
The property is accessed from a communal enclosed courtyard where the property benefits from a lockable storage cupboard.

## AGENTS NOTE

The property is leasehold. We are awaiting further information regarding the lease, ground rent and service charge. This information will be available upon request.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.