



112 Moorbridge Lane
Stapleford, Nottingham NG9 8GT

£122,500 Freehold

A DECEPTIVELY SPACIOUS TWO DOUBLE
BEDROOM END TERRACED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS, TARDIS LIKE TWO DOUBLE BEDROOM END TERRACED HOUSE WITH THE BENEFIT OF OPEN VIEWS TO THE FRONT AND REAR.

The accommodation comprises entrance porch to living room, dining room, kitchen and rear utility to the ground floor with two double bedrooms and a spacious bathroom to the first floor.

The property also benefits from gas fired central heating and uPVC double glazing throughout. There is also the use of the parking bays adjacent to the property.

The property is ideally suited to a first time buyer or investor alike and is situated within easy reach of the nearby villages of Stanton by Dale and Dale Abbey, yet also remaining within easy access of excellent road networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 and the now up and running Nottingham tram station at Bardill's roundabout. The property is also situated within easy access of nearby popular schooling and the shops and services within Stapleford town centre.

We highly recommend an internal viewing.



ENTRANCE PORCH

Panel and glazed front entrance door with double glazed window to the side, tiled floor, panel and glazed door to:

LIVING ROOM

11'11" x 11'8" (3.64 x 3.58)

Double glazed window to the front, coving, ceiling rose, radiator, laminate flooring, t.v. point and meter cupboard housing the gas and electricity Smart Meters.

INNER LOBBY

Laminate flooring and stairs to first floor.

DINING ROOM

11'11" x 11'8" (3.65 x 3.57)

Double glazed window to the rear, radiator, coving, ceiling rose, t.v. point, laminate flooring, dado rail, useful understairs storage cupboard and archway opening to:

KITCHEN

8'7" x 6'1" (2.64 x 1.87)

Equipped with a matching range of base and wall storage cupboards including a glass fronted crockery cupboard, 1½ bowl sink and drainer with central mixer tap and tiled splashbacks, fitted four ring hob with extractor over and oven beneath, uPVC panel and double glazed door to outside, double glazed window to the side, spotlights and tiled floor.

UTILITY

6'11" x 6'3" (2.13 x 1.92)

Tiled floor, double glazed window to the rear, wall mounted gas fired central heating boiler, radiator, space for kitchen appliances such as 'fridge/freezer, washing machine and tumble dryer.

FIRST FLOOR LANDING

Loft hatch to insulated roof space (with the possibility of conversion subject to the usual building regulations and planning permissions,) radiator, over the stairs storage cupboard.

BEDROOM 1

11'11" x 11'9" (3.65 x 3.59)

Double glazed window to the front with views over the adjacent fields, radiator, coving and laminate flooring.

BEDROOM 2

15'10" x 6'2" (4.84 x 1.89)

Two double glazed windows to the side overlooking the fields to the rear and radiator.

BATHROOM

8'7" x 8'2" (2.64 x 2.5)

A spacious room comprising a three piece suite with bath, gravity shower and shower screen, wash hand basin and low flush w.c., part tiled walls, feature bathroom mirror with inset lighting and shaver point, extractor fan, radiator, double glazed window to the rear and coving.

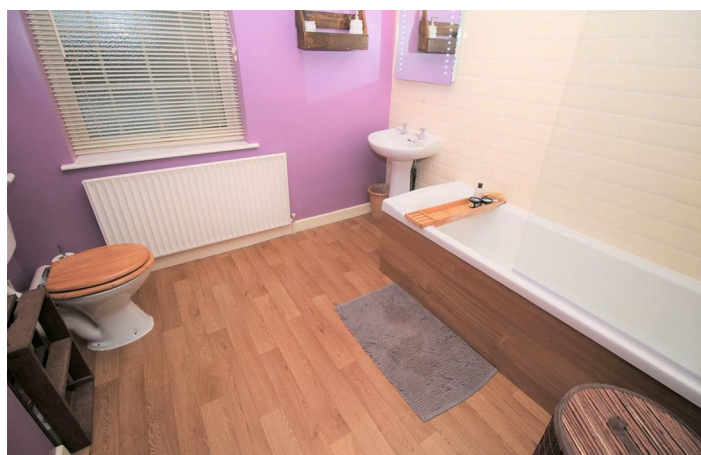
OUTSIDE

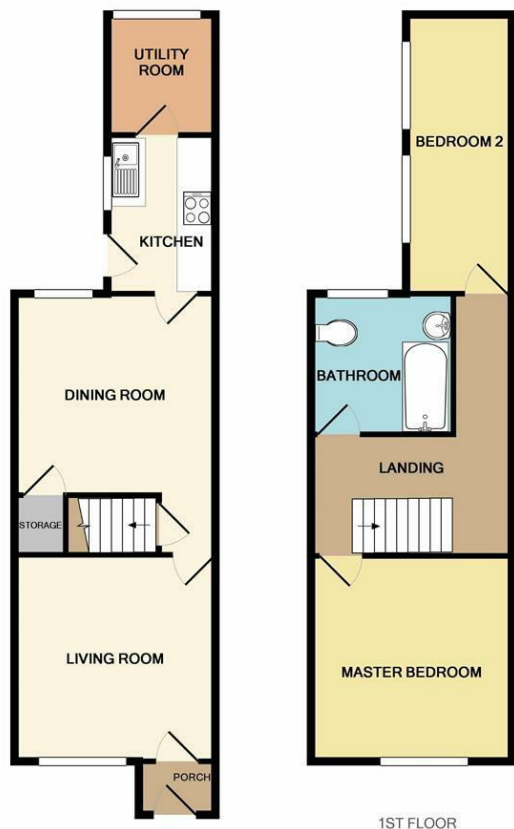
To the front of the property is an enclosed gravelled front garden with picket style fence and entrance gate with pathway to the front entrance door. There is also side access leading to the rear garden. The rear garden includes paved patio area leading to a shaped lawned area with separate vegetable plot, rear paved patio, timber storage shed and side access leading back to the front and external lighting point.

DIRECTIONAL NOTE

From our office on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street. Follow the bend in the road onto Pasture Road and continue in the direction of Trowell. Take an eventual left hand turn onto Moorbridge Lane before hitting the mini roundabout. The property can then be found some way along on the right hand side, identified by our For Sale Board.

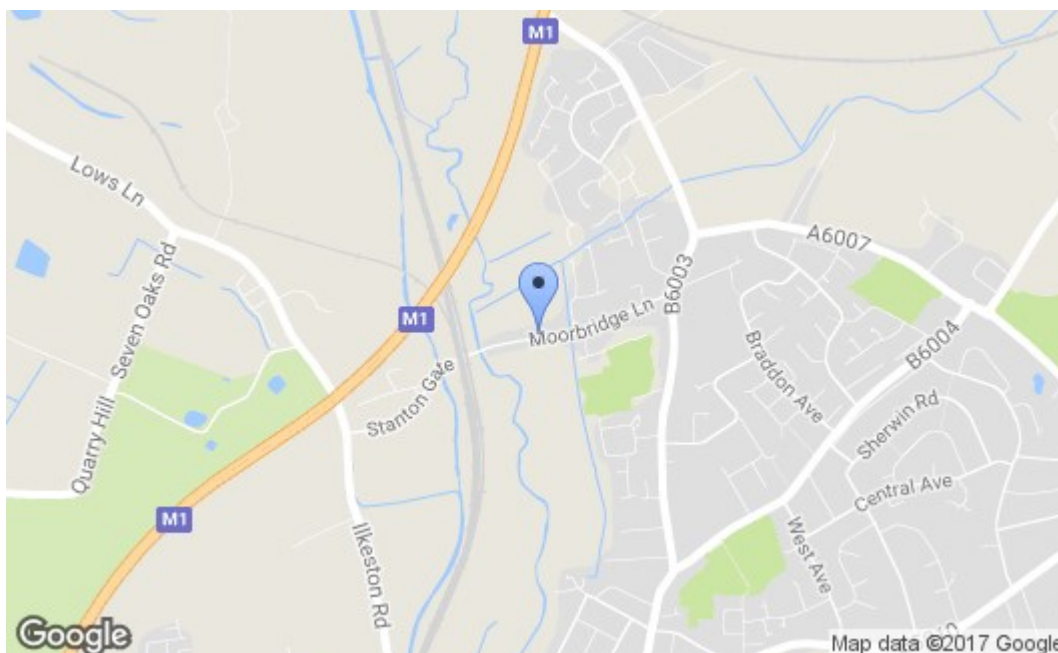
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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	49	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.