

William Road  
Stapleford, Nottingham NG9 8ES

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

**£185,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS RELATIVELY MODERN THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

The property benefits from gas central heating, double glazing, off-street parking, integral garage and enclosed garden space to the rear.

The accommodation is over two floors, the ground floor comprising a side entrance hallway, front kitchen and rear lounge diner. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access to good nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there are also good access links to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



### SIDE HALL

5'10" x 4'11" (1.80 x 1.50)

Aluminium framed double glazed side entrance door with window to the side of the door, radiator, staircase rising to the first floor, useful understairs storage cupboard, door to lounge and concertina door to kitchen.

### KITCHEN

9'7" x 7'6" (2.94 x 2.29)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces. Inset counter level single sink and draining board with central mixer tap, space for cooker, plumbing for washing machine, further space for under-counter fridge and freezer, wall mounted gas fired boiler, double glazing window to the front (with fitted blinds), space for small table and chairs, tiled walls. Subject to the relevant permissions and approvals, conversion into the garage may be possible, creating a full width front kitchen/diner at the sacrifice of the integral garage.

### LOUNGE DINER

15'9" x 11'6" (4.81 x 3.51)

Double glazed French doors opening out to the rear garden with matching double glazed windows to the rear (all with fitted blinds), feature Adam-style fire surround incorporating marble insert and hearth. Media points, coving, laminate flooring, radiator and wall light points.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, radiator and loft access point via pull down ladder to an insulated loft space with a lighting point.

### BEDROOM ONE

12'5" x 9'6" (3.81 x 2.92)

Double glazed window to the front, radiator, laminate flooring, coving, TV point, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

### BEDROOM TWO

11'0" x 8'7" (3.37 x 2.62)

Double glazed window to the rear, radiator, laminate flooring, coving, Virgin Media point, fitted wardrobes and useful overhead storage cupboard.

### BEDROOM THREE

7'9" x 6'9" (2.38 x 2.07)

Double glazed window to the rear, radiator, laminate flooring, coving and TV point.

### BATHROOM

9'3" x 5'10" (2.83 x 1.80)

Three piece suite comprising bath with Triton electric shower over, wash hand basin, low flush WC. Airing cupboard housing hot water cylinder with shelving above, tiled walls, wall mounted mirror fronted bathroom cabinet, double glazed window to the front (with fitted roller blind) and radiator.

### OUTSIDE

To the front of the property there is a gated driveway which in turn provides access to the vehicle hard standing off-street parking, in turn leading to the integral garage via up and over door. The front garden is enclosed by dwarf brick boundary wall and fence line, and incorporates an array of planted bushes and shrubbery. There is then a paved pathway leading down the side of the property to the entrance door and pedestrian gate into the rear garden.

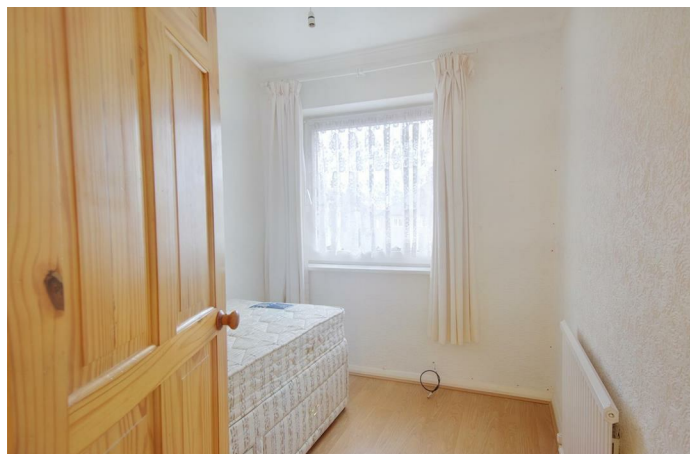
### REAR GARDEN

The garden is enclosed by timber fencing to the boundary lines and split into various sections offering an initial paved patio seating area leading onto a decorative gravel stone chipped garden for low maintenance. Beyond this is a planted rockery housing a variety of mature bushes and shrubbery. Through the picket fence or via the pathway to the right hand side the path then leads to the rear part of the garden which has historically been used as a vegetable patch with space for a greenhouse, barbeque area and rear shed to the foot of the plot. The shed at the foot of the plot is in need of dismantling.

### DIRECTIONAL NOTE

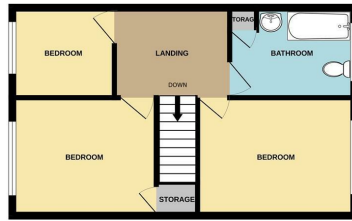
From our Stapleford Branch, proceed along Derby Road heading in the direction of Sandiacre, before taking a right turn onto William Road. The property can be found on the left hand side identified by our For Sale board.

Ref: 7902NH



GROUND FLOOR

1ST FLOOR



While 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. The 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		55	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.