

Balfour Road  
Stapleford, Nottingham NG9 7GA

**£205,000 Freehold**

A THREE STOREY THREE BEDROOM LATE 1800'S SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL LATE 1800'S THREE STOREY THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over three floors which comprises an entrance living room, inner lobby, dining room, kitchen and bathroom to the ground floor. The first floor landing then provides access to two double bedrooms and a further staircase provides access to the attic bedroom and loft storage space.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous enclosed garden space to the rear.

The property is situated within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services situated in Stapleford town centre and for those needing to commute there is a great range of transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus at Bardills roundabout.

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



## LOUNGE

12'5" x 11'9" (3.80 x 3.60)

uPVC panel and double glazed front entrance door with double glazed window above the top of the door, two further double glazed windows to the front, decorative coving and ceiling rose, decorative recess ceiling feature, spotlights, radiator with display cabinet, parquet style herringbone wood-effect flooring, media points, built-in electricity meter cupboard, feature Adam-style fire surround with inset log effect fire, panel door to inner lobby.

## INNER LOBBY

Open access to the dining room, exposed and varnished wooden flooring, useful understairs storage cupboard.

## DINING ROOM

12'5" x 11'9" (3.8 x 3.6)

Exposed and varnished wooden flooring, radiator with display cabinet, deep decorative coving, central exposed painted white brickwork chimney breast with tiled hearth and provision for inset fire, double glazed window to the rear, door with staircase rising to the first floor, wall light points, original full height fitted cupboard, access to the kitchen.

## KITCHEN

8'10" x 7'10" (2.70 x 2.40)

Equipped with a matching range of fitted base and wall storage cupboards with laminate style work surfaces incorporating circular bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, built-in four ring gas hob with extractor over and oven beneath, plumbing for washing machine, slimline dishwasher and space for under-counter kitchen appliance, decorative shaped coving, double glazed window to the side (with fitted roller blinds), uPVC panel and double glazed exit door to outside. Sliding door access to the bathroom.

## BATHROOM

7'10" x 6'6" (2.40 x 2.00)

Incorporating a white three piece suite with claw-feet bath, Victorian-style mixer tap, handheld shower attachment and separate mains controlled drench shower over with glass shower screen, hidden cistern push flush WC, shaped sink with mixer tap. Granite-style work surfaces, in-built bathroom storage cabinets, two double glazed windows to the side, decorative tiled walls, feature shaped towel radiator, spotlights with inset extractor fan, tile-effect flooring.

## FIRST FLOOR LANDING

Doors to two bedrooms accessed via the landing with staircase rising to the second floor, decorative coving.

## FRONT BEDROOM

12'5" x 11'9" (3.80 x 3.60)

Double glazed window to the front (with fitted blinds), radiator, coving.

## BACK BEDROOM

12'5" x 9'2" (3.80 x 2.80)

Double glazed window to the rear, decorative coving, exposed and varnished floorboards, radiator, decorative ornate fireplace with tiled hearth, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## SECOND FLOOR LANDING

Access to attic bedroom and loft storage room.

## ATTIC BEDROOM

11'9" x 9'2" (3.60 x 2.80)

Double glazed window to the front, radiator.

## LOFT STORAGE SPACE

Lighting, power points with the potential to create further useable bedroom space (subject to usual planning and regulations).

## OUTSIDE

The front of the property is accessed directly from the pavement side with pedestrian gated access down the right hand side of the property leading into the rear garden.

## TO THE REAR GARDEN

The rear garden is split into two sections with an initial courtyard paved side access garden with pedestrian gated access leading back to the front, flower borders enclosed by a brick wall to the boundary line. This area then also provides access to a useful brick garden store and outbuilding. A wrought iron pedestrian gate then provides access to the rear part of the garden, predominantly paved for low maintenance with raised and planted sleeper flowerbeds and rockery wall housing a variety of mature bushes and shrubbery. The rear part of the garden also has access to a useful open brick built bin store/storage area. Within the garden there is an external lighting point and garden tap.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. Continue along and take the third right onto Balfour Road and the property can then be found almost immediately 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

Broadband – Yes

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

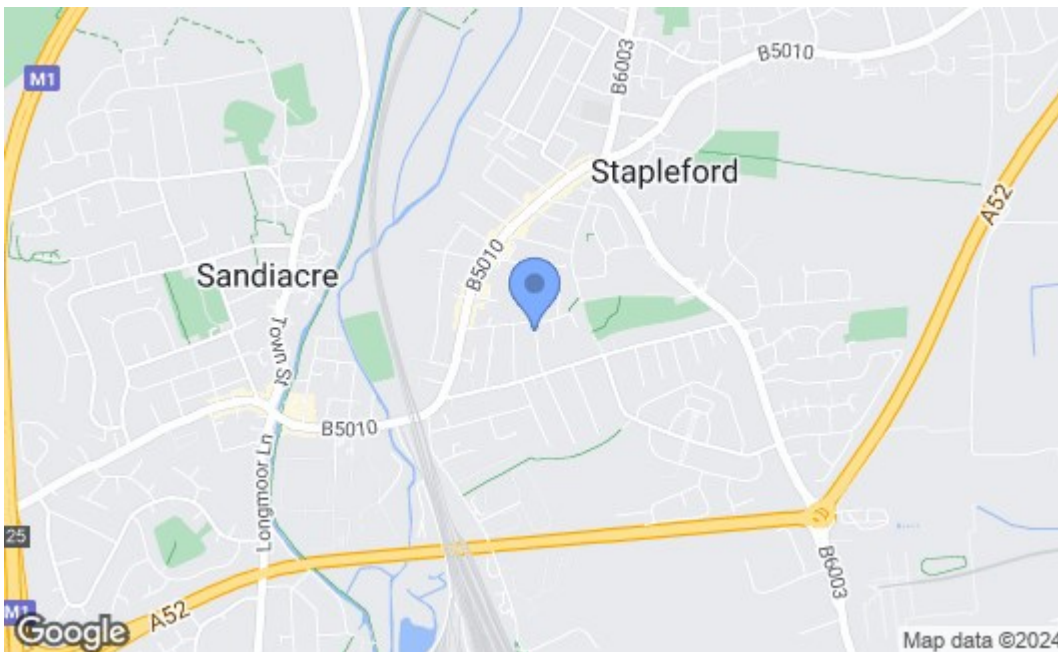
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.