Robert Ellis

look no further. . .

Albany Court
Stapleford, Nottingham NG9 8LB

A THREE BEDROOM MID TERRACED HOUSE.

£190,000 Freehold

0115 949 0044

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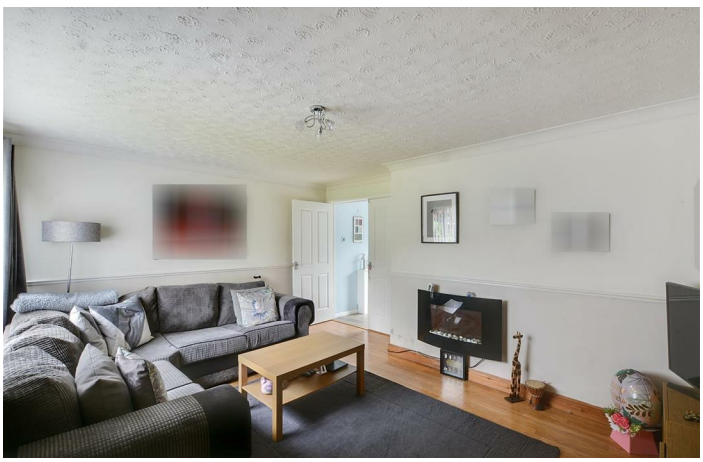
A surprisingly spacious three bedroom, two reception room end terraced house.

This true family sized property comes to the market in a ready to move into condition with features including gas fired central heating and double glazing, and is situated in this popular residential suburb, ideal for families and commuters alike.

The property comprises an entrance hall, living room, separate dining room and fitted kitchen to the ground floor. There is a useful rear lobby. The first floor landing provides access to three well proportioned bedrooms and shower/WC.

The property fronts a pedestrianized tree-lined boulevard with a service road to the rear providing on-street parking. The property has an attractive yet easy to maintain rear garden.

This property suits first time buyers and young families and we strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor. Door to kitchen and living room.

LIVING ROOM
14'10" x 12'2" reducing to 10'9" (4.54 x 3.71 reducing to 3.29)
Radiator, double glazed window to the front. Door and window leading to the dining room.

DINING ROOM
7'11" x 7'9" (2.43 x 2.37)
Radiator, double glazed door and window to the rear. Door to kitchen.

KITCHEN
11'7" x 9'6" (3.54 x 2.91)
Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Breakfast bar, radiator, double glazed window to the rear. Door to rear lobby.

REAR LOBBY
9'10" x 4'11" (3 x 1.5)
Light, power, gives access to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and shower room.

BEDROOM ONE
11'11" x 11'1" (3.65 x 3.38)
Radiator, double glazed window to the front.

BEDROOM TWO
12'0" x 9'6" (3.67 x 2.90)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'8" x 8'0" less bulkhead (2.65 x 2.46 less bulkhead)
Radiator, double glazed window to the front.

SHOWER ROOM
Incorporating a modern three piece suite comprising wash hand basin, low flush WC, low profile walk-in shower enclosure, shower screen, rain head shower rose. Mostly tiled walls, tiled floor, heated towel rail, double glazed window.

OUTSIDE
To the front, the property has a semi open plan front garden laid to lawn. To the rear, the garden is enclosed with an attractive paved courtyard style garden with raised gravel planter and sleeper beds. At the foot of the plot, there is a pedestrian gate leading to the rear service road. There is unrestricted on-street parking.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along, turning right onto Hickings Lane. Take the third left. It is advisable to park in the first layby on the left hand side where Albany Court can be found on the left, and proceed on foot through the pedestrianized boulevard to the property which is on the right hand side.

Property Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard 7mbps, Superfast 74mbps, Ultrafast 1000mbps

Phone Signal – EE & Three 2/3, O2 & Vodafone 3/3

Sewage – Mains supply

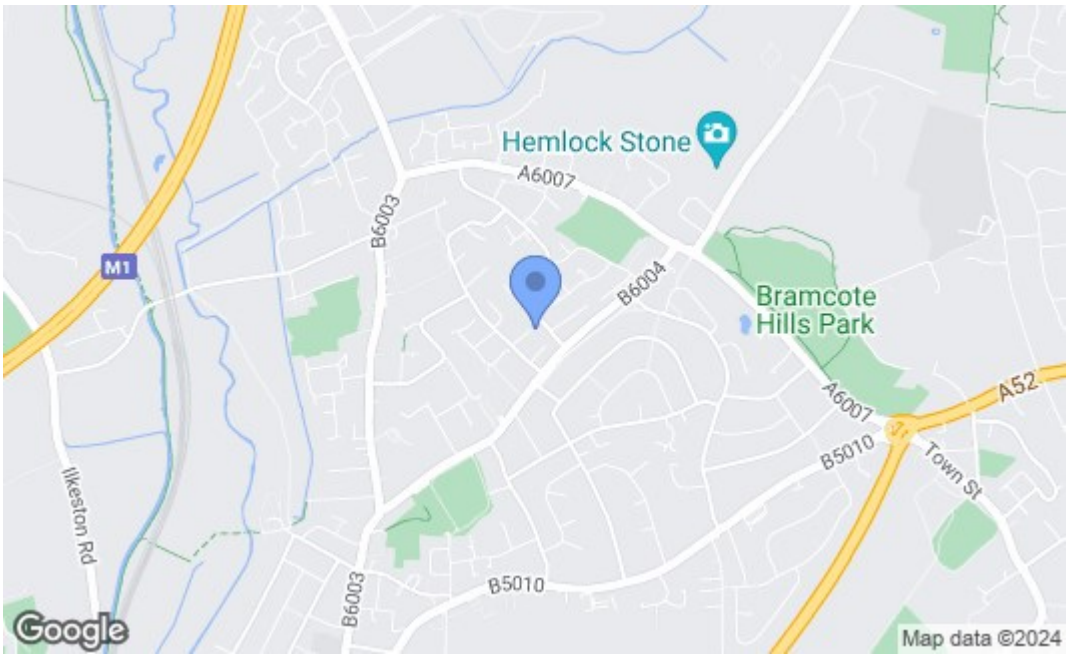
Flood Risk – Rivers no risk, surface water view low risk

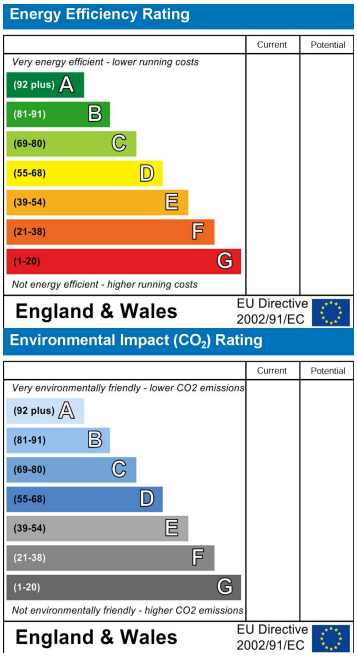
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.

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