Robert Ellis

look no further. . .

Brookhill Street
Stapleford, Nottingham NG9 7GN

A THREE BEDROOM SEMI DETACHED HOUSE.

£250,000 Freehold

0115 949 0044

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A traditionally styled and constructed, three-bedroom semi-detached house.

Benefitting from an open plan kitchen diner to rear, this well-presented property, is situated in an established and sought-after residential location, conveniently for the town on Stapleford and excellent transport links such as the A52 and M1.

In brief the internal accommodation comprises: entrance hall, sitting room and open plan kitchen diner to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing car standing, and to the rear there is a generous primarily lawned garden with patio and stocked borders.

Considered an ideal opportunity for a first time buyers, investor, or a family purchaser, and demonstrating further potential, subject to the necessary consents, this property is well worthy of an internal viewing in order to be fully appreciated.

Recess porch with tiled flooring shelters the UPVC double glazed entrance door with flanking windows.

Entrance Hall
Radiator, and stairs to the first floor landing.

Sitting Room
16'6" x 11'3" (5.04 x 3.45)
UPVC double glazed bay window, radiator and a fuel effect gas fire with Adam-style surround.
NB: Potential purchasers should note that the current vendors have never used this gas fire or had it tested.

Kitchen Diner
18'11" x 8'5" (5.78 x 2.59)
Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, integrated electric oven with inset induction hob above and extractor fan over, plumbing for a washing machine, useful under stair cupboard with wooden window, UPVC double glazed window, patio doors to the rear garden and further door to the exterior.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
10'6" x 10'4" (3.21 x 3.17)
UPVC double glazed window and radiator.

Bedroom Two
12'2" x 10'3" (3.73 x 3.13)
UPVC double glazed window, radiator, store cupboard and further cupboard housing the 'Worcester' boiler.

Bedroom Three
7'5" x 6'4" (2.27 x 1.95)
UPVC double glazed window and radiator.

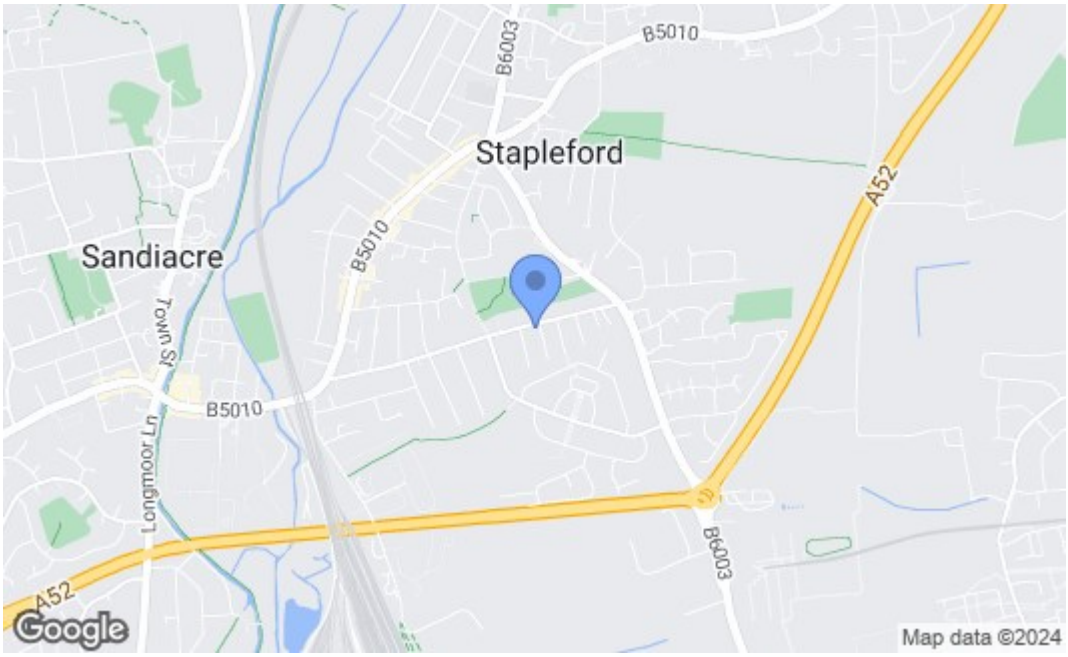
Bathroom
6'5" x 5'9" (1.96 x 1.77)
Fitted with a low level WC, pedestal wash hand basin, bath with 'Mira' shower over, fully tiled walls, UPVC double glazed window and wall mounted heated towel rail.

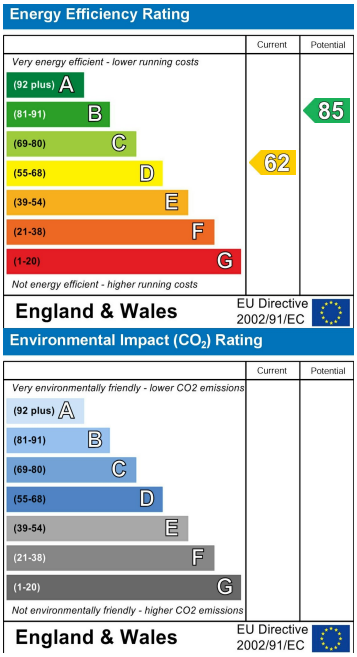
Outside
To the front, the property has a drive providing car standing, and gated access to the rear. To the rear the property has a generous and mature garden with an outside tap, yard/patio area, lawn, stocked beds and borders, timber shed and two brick stores, one of which has power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

Council Tax
Broxtowe Borough Council Band B.





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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
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