



Derby Road
Stapleford, Nottingham NG9 7AN

Asking Price £254,000 Freehold

A PERIOD, THREE STOREY, THREE BEDROOM SEMI DETACHED HOUSE WITH THE MAJOR BENEFIT OF PARKING AND GARAGE AT THE REAR CURRENTLY RENTED AT £850.00PCM.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, CURRENTLY ON AN ASSURED SHORTHOLD TENANCY BASIS, THIS PERIOD, THREE BEDROOM, THREE STOREY SEMI DETACHED HOUSE, CURRENTLY RENTED UNTIL 3RD MARCH 2023 WITH A RENT PASSING OF £850.00 PCM

A major benefit to the property, compared to its peers, is the larger than expected garden leading onto a driveway and garaging accessed from the rear.

The accommodation is split over three floors and comprises entrance hall, living room, dining room, kitchen, garden room and cloaks/w.c. to the ground floor. The first floor landing provides access to bedrooms 1 and 2 with further staircase then providing access to the top floor which leads to the third bedroom and family bathroom.

Other benefits to the property include gas fired central heating, UPVC double glazing, generous enclosed rear garden and garage to the rear.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby road networks such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

For further details of the tenancy, please contact the office. We highly recommend an internal viewing.



ENTRANCE HALL

8'0" x 4'8" (2.45 x 1.44)

Turning staircase to the first floor, decorative archway and coving, radiator and door to living room.

LIVING ROOM

14'6" x 11'6" (4.44 x 3.53)

Double glazed sash window to the front, feature Adam style fire surround incorporating coal effect fire with tiled insert and hearth, media points, decorative coving, picture rail, ceiling rose and sliding door access through to the dining room.

DINING ROOM

12'5" x 12'4" (3.81 x 3.77)

Adam style fire surround incorporating marble effect insert and hearth housing coal effect gas fire, picture rail and double glazed doors leading through to the kitchen.

KITCHEN

15'10" x 8'8" (4.85 x 2.66)

Comprising a range of matching fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating 1½ bowl sink unit with draining board and central mixer tap, tiled splashback, space for cooker with extractor canopy over, plumbing for washing machine, space for full height fridge/freezer, windows to the side and rear, tiled floor, radiator, boiler cupboard housing the gas fired central heating combination boiler. Panel and glazed door through to the garden room.

GARDEN ROOM

8'1" x 7'8" (2.47 x 2.35)

Glazed pitched roof with panel and glazed French doors leading out to the rear garden, tiled flooring and door to cloaks/w.c.

CLOAKS/W.C.

7'7" x 2'10" (2.32 x 0.88)

Housing a low flush w.c. with tiled floor to match the garden room.

FIRST FLOOR LANDING

Georgian style sash window to the rear, radiator and further turning staircase leading up to the top floor.

BEDROOM 1

15'8" x 11'11" (4.8 x 3.65)

Sash window to the front with additional glazed window offering further natural light, radiator and decorative picture rail.

BEDROOM 2

11'10" x 6'8" (3.63 x 2.04)

Sash window overlooking the rear garden and radiator.

SECOND FLOOR LANDING

Hardwood frame double glazed window to the rear, doors to the top floor bedroom and bathroom.

BEDROOM 3

13'3" x 11'9" (4.06 x 3.59)

Double glazed window to the side with fitted blinds, radiator, additional single glazed dormer window to the front with fitted blind. Loft access point and fitted wardrobes to one wall with matching overhead storage cupboards

BATHROOM

9'3" x 8'3" (2.82 x 2.52)

Modern four piece suite comprising separate shower enclosure with dual head, mains fed shower attachment and splashboards behind, circular bowl sink unit with waterfall style mixer tap, bath with matching tap and push-flush w.c. Hardwood framed, double glazed window to the rear, radiator with towel attachment and wall light point.

OUTSIDE

Walled in front garden with stepped access to the front entrance door. The rear provides for an extensive garden area, ideal for families and entertaining incorporating an initial paved patio area, with pedestrian gated access leading round the side of the property to the front. The rear garden is split into two separate lawn sections with a paved pathway approaching the gated access to the driveway and garage beyond. There is a degree of densely planted mature and specimen bushes, shrubs, trees and plants, slate tiled roof brick outhouse with pedestrian side entrance door, side window and security light above.

DRIVE AND GARAGE TO REAR

Accessed from Eatons Road, leading down the side of the 'Poundstretcher' top car park, there is a driveway which in turn leads to vehicle hard standing and a tandem detached garage. Detached garage with up and over door. A gated pedestrian access then leads back into the garden.

DIRECTIONAL NOTE

The property can be found directly opposite our office on Derby Road.

Ref: 737365nh

AGENTS NOTE

The property is currently held on an assured shorthold tenancy basis, with the current tenancy due to expire on the 3rd March 2023. The current rent passing is £850.00 pcm





TOTAL FLOOR AREA: 1284 sq ft. (119.2 sq.m.) approx.

Whilst 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. 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			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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