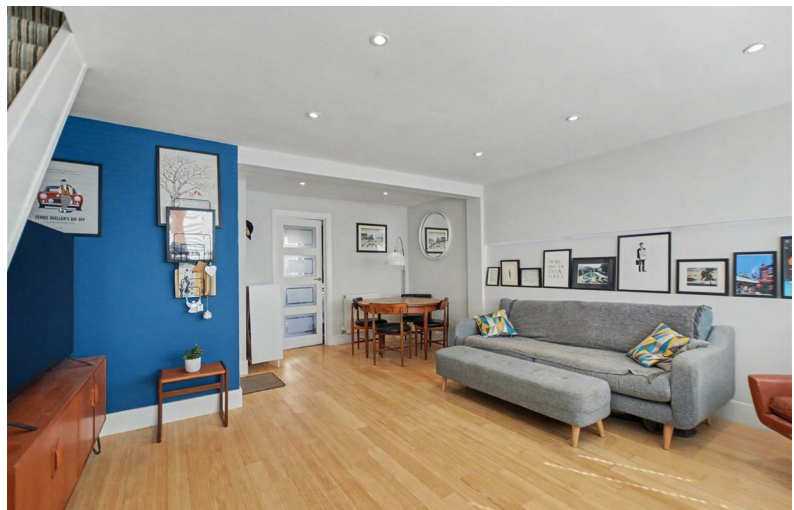
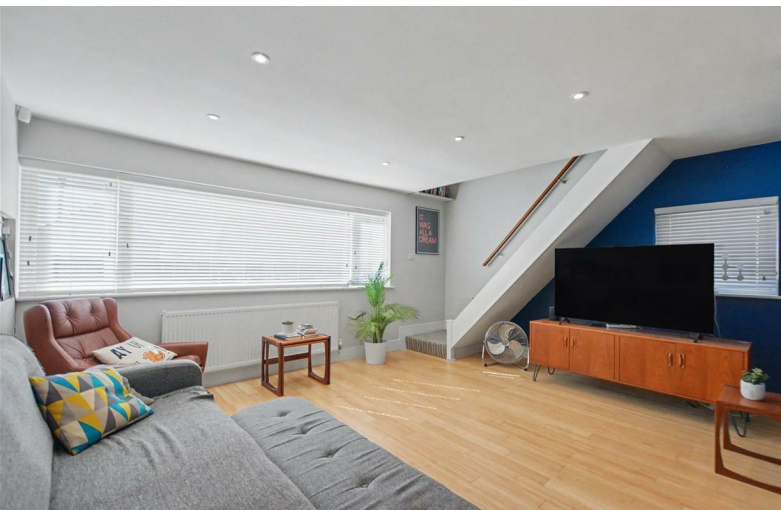




Melbourne Road  
Stapleford, Nottingham NG9 8NE

**£200,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION KNOWN LOCALLY AS "NEW STAPLEFORD".

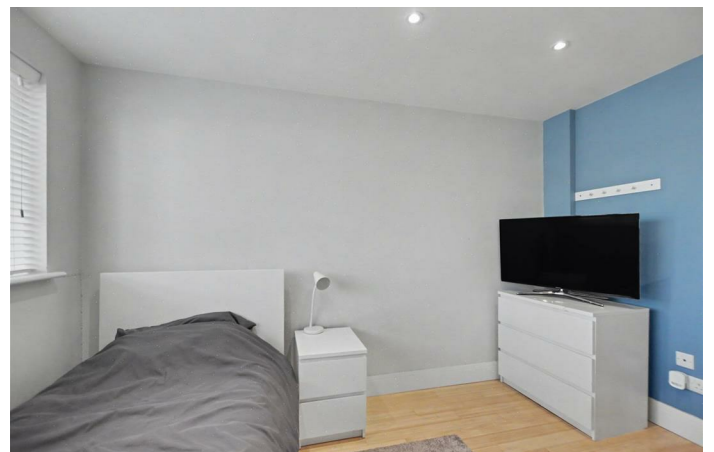
With accommodation over two floors, the ground floor comprises of a side entrance hallway, spacious lounge/diner, kitchen and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking leading down the side of the property and an enclosed landscaped rear garden.

The property is located within close proximity of excellent nearby schooling for all ages, as well as Hickings Lane Medical Centre and open spaces including Ilkeston Road Recreation Ground, Bramcote Hills Park and Hickings Lane Recreation Ground.

There is also easy access to nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### SIDE HALL

5'10" x 2'8" (1.80 x 0.82)

uPVC panel and double glazed entrance door, wooden flooring, alarm control panel, door to bathroom, opening through to the open plan lounge/diner.

### GROUND FLOOR BATHROOM

6'0" x 5'4" (1.84 x 1.65)

Modern white three piece suite comprising panel bath with mixer tap and shower over, foldaway glass shower screen, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear, radiator, contrasting tiling to the walls, chrome ladder towel radiator.

### KITCHEN

10'9" x 9'0" (3.29 x 2.76)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating four ring gas hob with oven beneath. Space for fridge/freezer, plumbing for washing machine, laminate style flooring, LED spotlights, uPVC panel and double glazed French doors opening out to the rear garden patio.

### LOUNGE/DINER

19'1" x 15'7" (5.82 x 4.77)

Double glazed windows to the front and side, radiator, wooden flooring, media points, two radiators, space for both living and dining room furniture, LED spotlights, open access to the side hall, opening through to the kitchen, staircase rising to the first floor.

### FIRST FLOOR LANDING

Doors to all bedrooms, spotlights, loft access point to an insulated loft space.

### BEDROOM ONE

12'7" x 10'0" (3.86 x 3.05)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, LED spotlights. Useful overstairs floor to ceiling wardrobes.

### BEDROOM TWO

11'8" x 9'3" (3.58 x 2.82)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, LED spotlights.

### BEDROOM THREE

8'6" x 6'4" (2.60 x 1.95)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, spotlights.

### OUTSIDE

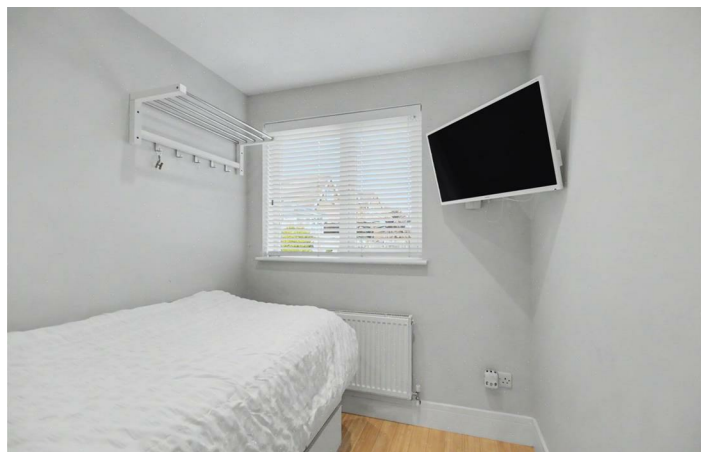
To the front of the property, there is a raised front garden lawn with a block paved driveway providing off-street parking leading down the left hand side of the property with pedestrian gates then opening into the rear garden.

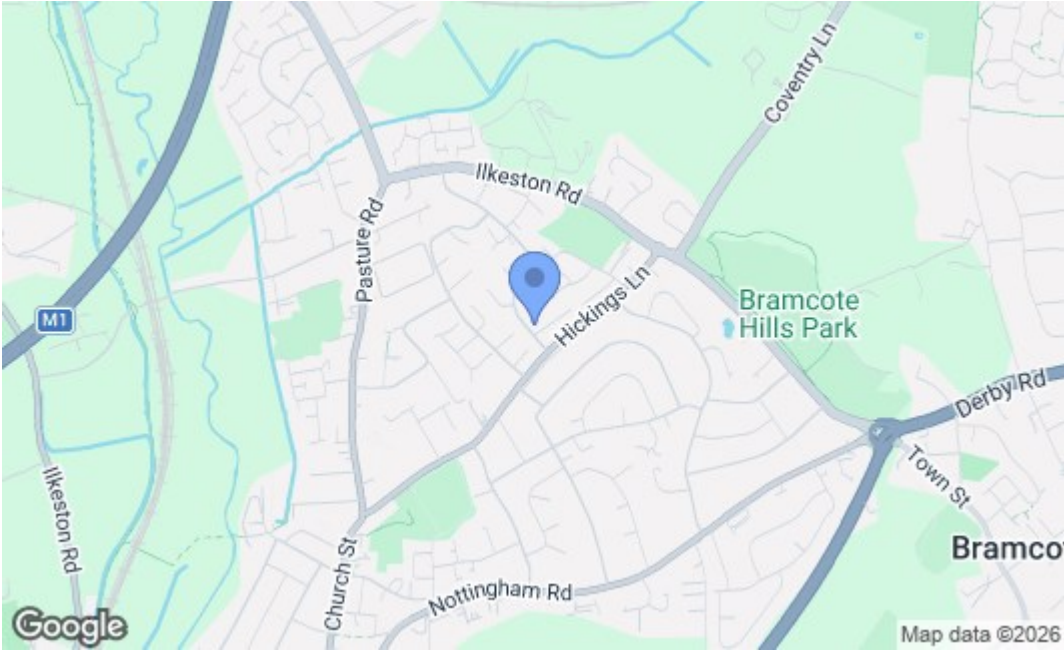
### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines incorporating a landscaped garden with "L" shaped porcelain slab paved patio area (ideal for entertaining), decked steps leading up to a secondary raised decked patio. High quality artificial lawn, external water tap and lighting point, pedestrian gates lead back to the front.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and continue past Hicking Lane Recreation Ground. Take an eventual left onto Melbourne Road. The property can then be found on the right hand side, identified by our For Sale board.





| Energy Efficiency Rating                                        |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|                                                                 | 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 |                         |           |
| England & Wales                                                 | 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.