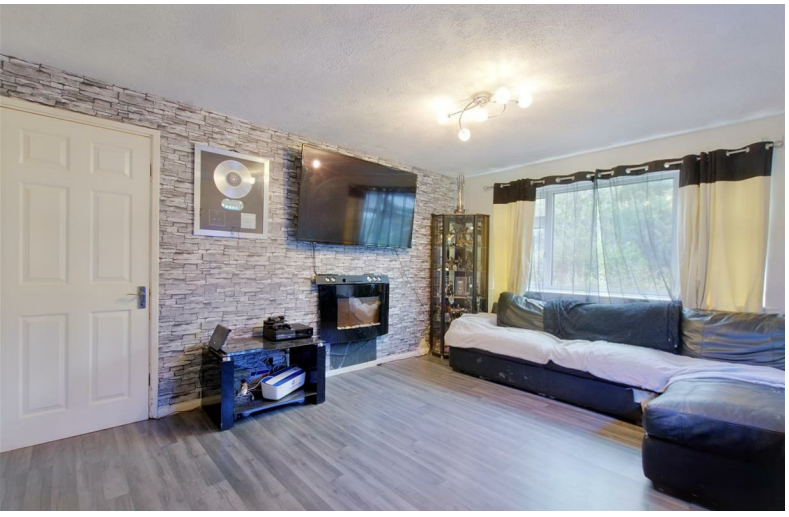
Robert Ellis

look no further...



Melbourne Road
Stapleford, Nottingham NG9 8LZ

A TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE.

Offers In The Region Of
£110,000 Leasehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With single level accommodation on the ground floor which comprises an entrance hall accessed from the communal hallway, front kitchen, spacious lounge, inner hallway, two double bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler (re-fitted in 2018), double glazing and the ownership of the front garden.

Being on the ground floor makes the property more accessible to a wider variety of buying types, including families, first time buyers and retirees. There is also the security intercom system meaning entry to the block is for residents only and those given permission to enter via the intercom system.

The property is located in close proximity of excellent nearby amenities, shopping facilities, transport links such as the A52 and Junction 25 of the M1 motorway. There is also easy access to open countryside and nearby green space such as Ilkeston Road Recreation Ground, Hickings Lane Park and Bramcote Park.

We believe that the property is open to a wide variety of different buying types and we highly encourage and internal viewing.

ENTRANCE HALL
5'6" x 4'0" (1.70 x 1.22)
Composite and double glazed front entrance door, tiled floor and doors to kitchen and living room.

KITCHEN
10'11" x 8'7" (3.34 x 2.62)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl counter level sink unit with draining board and central mixer tap. Counter level four ring hob with oven beneath, space for fridge/freezer, plumbing for washing machine, wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front (with fitted roller blind), tiled floor and tiled splashbacks, modern radiator, space for dining table and chairs.

LOUNGE
15'7" x 11'3" (4.76 x 3.44)
Double glazed window to the rear, radiator, laminate flooring, media points and wall hung pebble effect electric fire.

INNER HALLWAY
5'2" x 3'11" (1.58 x 1.20)
Doors to both bedrooms and bathroom. Laminate flooring.

BEDROOM ONE
12'10" x 8'3" (3.93 x 2.53)
Double glazed window to the front (with fitted blind), radiator and laminate flooring.

BEDROOM TWO
13'11" x 11'3" (4.26 x 3.45)
Double glazed window to the rear (with fitted blind), radiator, telephone point and fitted storage cupboard.

BATHROOM
12'10" x 8'3" (3.93 x 2.53)
Modern white three piece suite (re-fitted in 2022) comprising a "P" shaped bath with glass shower screen, central waterfall style mixer tap with dual attachment mains shower over, wash hand basin with waterfall style mixer tap and storage cabinet beneath, push flush WC. Partial wall and floor tiling, double glazed window to the rear (with fitted roller blind) and chrome heated ladder towel radiator.

OUTSIDE
The property owns the garden to the front which is enclosed by timber fencing with concrete posts and gravel boards, predominantly lawned with hedgerow screening (ideal for young children).

DIRECTIONAL NOTE
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 veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, turn right onto Ilkeston Road and then take another right onto Melbourne Road. Where the road bends to the left, the maisonette can be found on the right hand side identified by our For Sale board.

Ref: 7937NH

AGENT'S NOTE
The property is held on a leasehold term of 125 from original date with approximately 105 years remaining. £10 per annum ground rent and approximately £277.08 per annum service charge, determined by Broxtowe Borough Council. We suggest the buyers checks the current levels prior to completion with their solicitor.

GROUND FLOOR

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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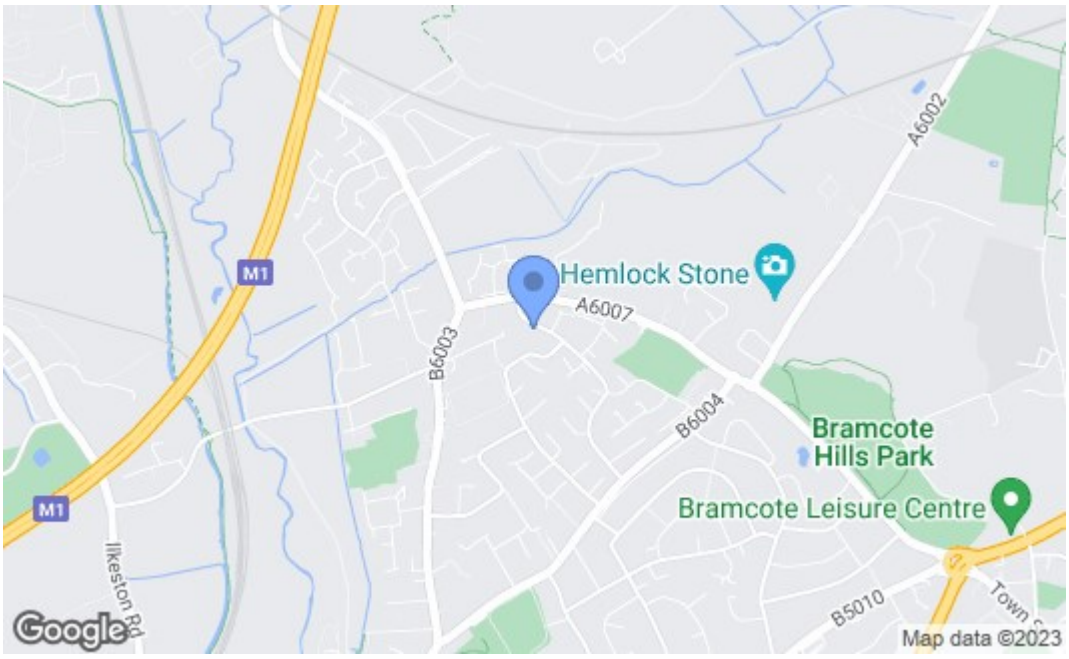

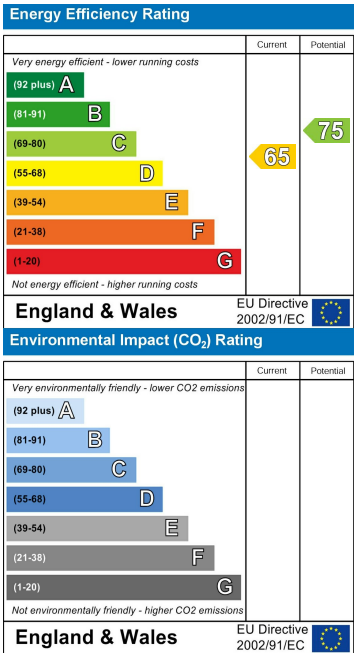

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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