Robert Ellis

look no further. . .







Church Street
Stapleford, Nottingham NG9 8DJ

A MODERN TWO BEDROOM END TOWN HOUSE SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

£197,500 Freehold



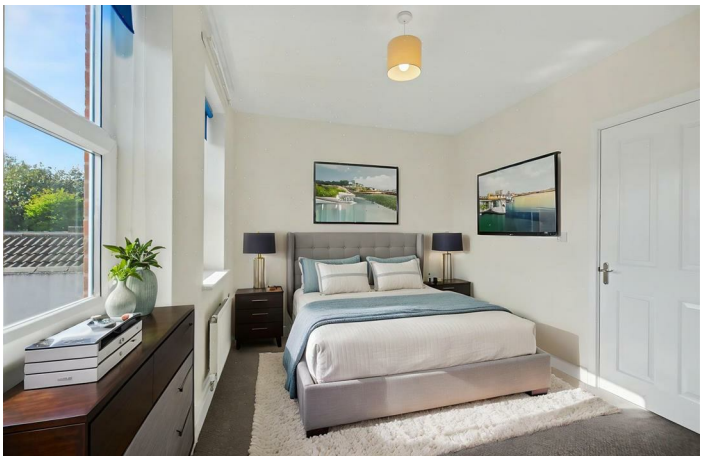
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERN TWO BEDROOM END TOWN HOUSE WITH ADJACENT PARKING. SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES. SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

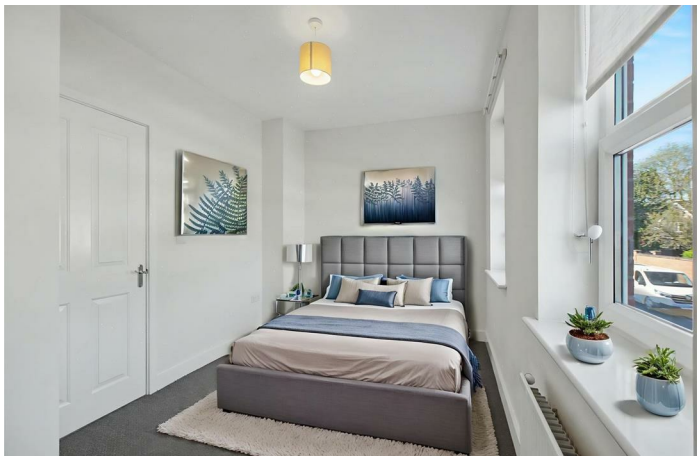
With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, front kitchen and rear lounge diner. The first floor landing then provides access to two bedrooms and a bathroom suite.

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

The property is located within walking distance of town centre amenities, nearby schooling for all ages, as well as good transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and tram services.

The property is sold with the benefit of NO UPWARD CHAIN and would ideally suit both first time buyers and families alike. We highly recommend an internal viewing.





ENTRANCE HALL
11'5" x 6'11" (3.48 x 2.12)
Front panel entrance door, radiator, turning staircase rising to the first floor, doors to kitchen, living room and WC.

WC
4'2" x 3'4" (1.28 x 1.02)
Modern white two piece suite comprising push flush WC and wash hand basin with tile splashbacks, double glazed window to the front, radiator, laminate flooring and a extractor fan.

KITCHEN
10'3" x 6'3" (3.13 x 1.93)
Matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Fitted one and a half bowl sink unit with draining board and mixer tap with tile splashbacks. Appliance space, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, double glazed window to the front (with fitted blind), radiator, tiled floor.

LOUNGE DINER
14'7" x 13'9" (4.47 x 4.21)
Double glazed French doors leading out to the rear garden with adjacent double glazed windows to either side of the doors, laminate flooring, radiator, media points and understairs storage with coat hooks.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Decorative wood spindle balustrade, radiator, loft access point.

BEDROOM ONE
13'10" x 9'4" (4.22 x 2.86)
Two double glazed windows to the front (both with fitted roller blinds), radiator.

BEDROOM TWO
13'9" x 8'3" (4.21 x 2.52)
Two double glazed windows (both with fitted blinds), radiator.

BATHROOM
6'6" x 5'7" (2.00 x 1.71)
Modern white three piece suite comprising panel bath with glass screen and shower over, decorative tile splashbacks, wash hand basin with mixer tap, matching tile splashbacks, push flush WC, radiator, wall mounted bathroom cabinet.

OUTSIDE
To the front of the property there is a small garden designed for easy maintenance with brick wall to the boundary line, wrought iron pedestrian gate, slab pathway to the front entrance door, decorative bark chippings and an outside lighting point. Adjacent to the property on the right hand side there is a block paved driveway providing off-street parking for two vehicles with decorative stone edging and rear pedestrian gate leading into the rear garden. The rear garden is enclosed by timber fencing to the boundary line and is predominantly lawn with two separate paved patio areas with pedestrian access leading back to the front and a outdoor light.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. The property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

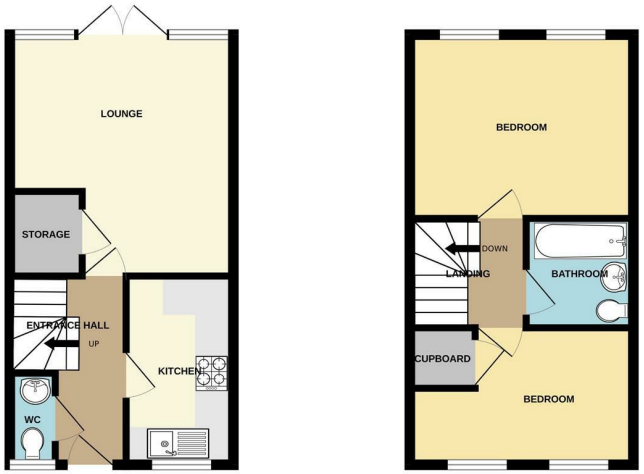


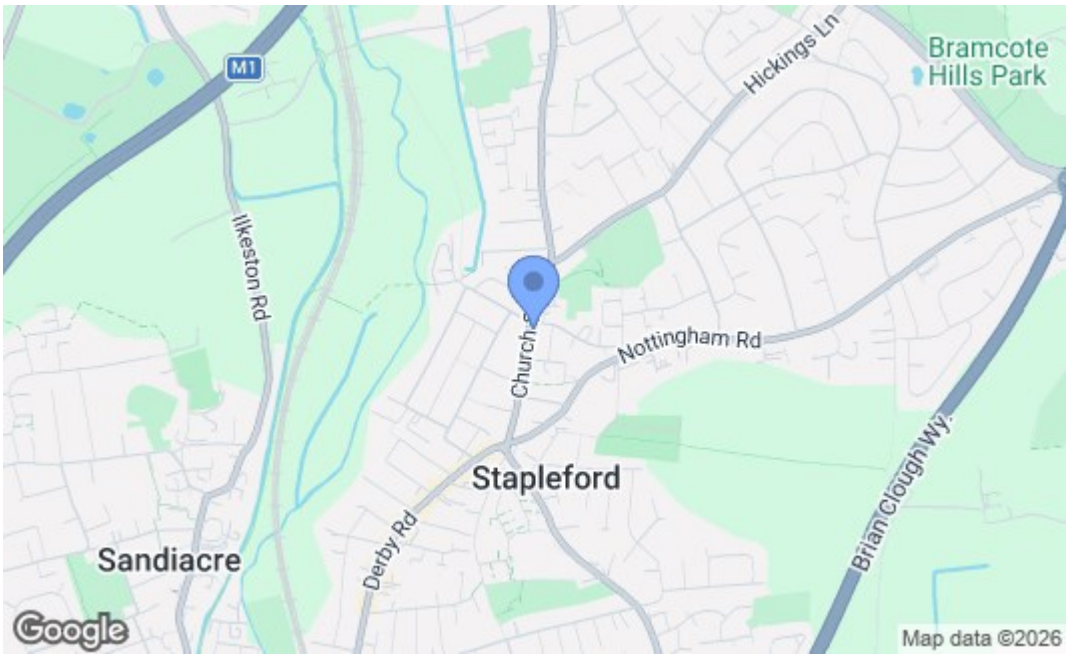


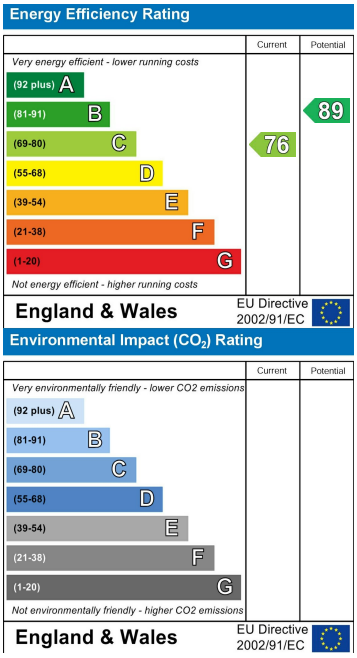












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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