



Derby Road  
Stapleford, Nottingham NG9 7AZ

**£165,000 Freehold**

A TWO BEDROOM BOW FRONTED PLUS  
ATTIC SPACE MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS TARDIS-LIKE TWO BEDROOM PLUS ATTIC SPACE EXTENDED MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over three floors, comprising living room, dining room and spacious breakfast kitchen to the ground floor. The first floor landing provides access to two bedrooms and a spacious bathroom. A further staircase rises from the first floor landing to the attic space.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden with garden room (with power, lighting, insulation and damp proof course making it an ideal home office or general garden room).

The property is located within walking distance of the shops and services within Stapleford town centre. There is also easy access to an excellent array of schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there is also easy access to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home due to the tardis-like accommodation. We highly recommend an internal viewing and certainly one to not judge a book by its cover.



## LOUNGE

12'7" x 12'7" (3.85 x 3.84)

uPVC panel and double glazed front entrance door, double glazed bow window to the front, meter cupboard, media point, decorative ceiling rose, radiator and feature fire surround incorporating mantelpiece tiled insert, hearth and coal effect fire. Door to inner lobby.

## INNER LOBBY

3'4" x 2'9" (1.02 x 0.85)

Door and staircase dropping down to the cellar and door to the dining room.

## DINING ROOM

13'6" x 12'2" (4.12 x 3.72)

Double glazed window to the rear, door and turning staircase rising to the first floor, radiator, panel and glazed door to kitchen.

## KITCHEN

13'11" x 13'1" (4.25 x 3.99)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating breakfast bar space, inset counter-level four ring gas hob with curved extractor fan over and fitted oven beneath, plumbing for washing machine and dishwasher, further space for vented tumble dryer, space for full height fridge/freezer, inset circular bowl sink and swan neck mixer tap, tile splashbacks, radiator, tile floor, uPVC panel and double glazed exit door to outside, two double glazed windows to the rear (both with fitted blinds), additional window to the side and lantern ceiling.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, radiator, spotlights and door providing access to an inner landing with a turning staircase rising to the attic space.

## BEDROOM ONE

11'8" x 11'6" (3.58 x 3.51)

Double glazed window to the front, radiator, TV point and range of fitted bedroom furniture including his/hers wardrobes and matching overhead storage cupboards.

## BEDROOM TWO

10'3" x 8'2" (3.14 x 2.51)

Double glazed window to the rear, dado rail, radiator and feature display fireplace.

## BATHROOM

13'1" x 7'11" (4.00 x 2.42)

A spacious room comprising a three piece suite with bath, glass shower screen and mains shower attachment, wash hand basin and low flush WC. Boiler cupboard housing the gas fired

combination boiler, useful storage cupboards with granite effect worktop space above, radiator, double glazed window to the rear and extractor fan.

## INNER LANDING

Access from the main landing with a turning staircase rising to the attic space.

## CELLAR - COMPARTMENT ONE

12'2" x 6'5" (3.72 x 1.98)

With power and lighting.

## CELLAR - COMPARTMENT TWO

12'2" x 5'9" (3.72 x 1.76)

With power and lighting.

## OUTSIDE

To the front of the property there is an enclosed front garden with dwarf brick boundary wall and wrought iron pedestrian gate and matching railings to the front.

## ATTIC SPACE

15'3" max x 12'5" max (4.67 max x 3.81 max)

Velux roof window to the rear, useful eaves storage space which is floored for ease of use, inset lighting and radiator.

## REAR GARDEN

The garden is enclosed offering security and privacy, being designed for ease of maintenance with high quality artificial turf, paved patio seating area, side access pedestrian gate with right of access over the neighbouring properties to get to St James' Street, external lighting point, water tap, power points and CCTV camera. Access to the garden room via double glazed French doors.

## GARDEN ROOM

15'8" x 8'10" (4.80 x 2.70)

Timber and double glazed construction offering a useful storage space within the garden. The main area has the benefit of power, lighting, insulation to the walls and floor, and also has a damp proof membrane. The room would certainly make an ideal home office or general garden room.

## DIRECTIONAL NOTE

From our Stapleford Branch, proceed along Derby Road in the direction of Sandiacre, before eventually finding the property on the left hand side identified by our For Sale board.

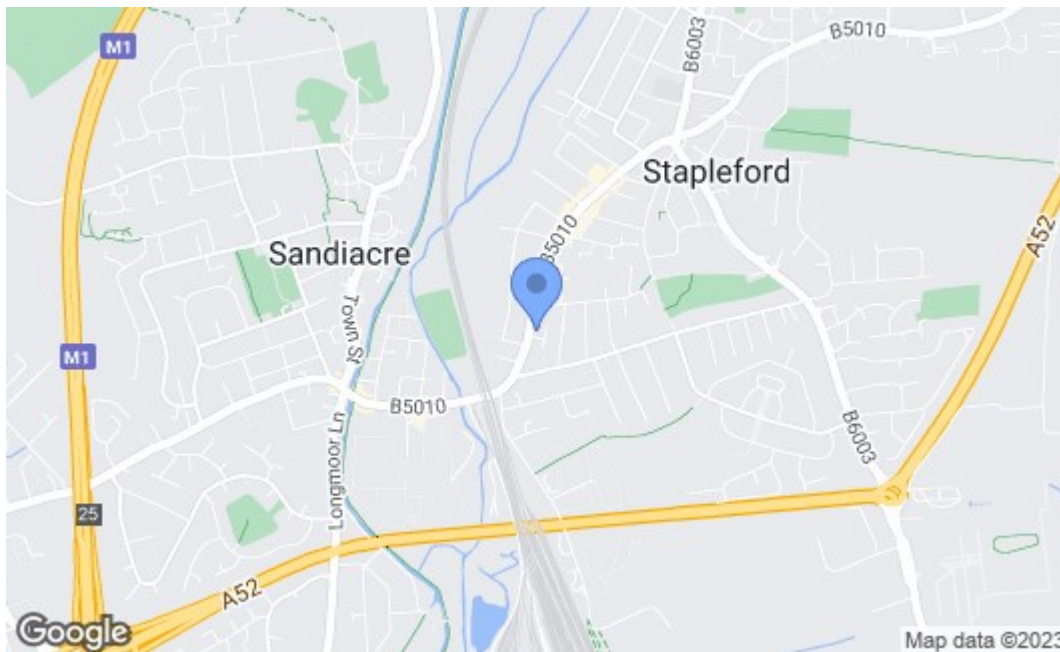
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**Robert Ellis**  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other data are approximate and no responsibility is taken for any error, omission or misstatement. The data for accuracy purposes only and should not be used as the primary basis for any purchase. The services, systems and appliances shown here are not tested as the plan is for information only and should be verified by the buyer. Plans will be made to order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.