



Alexandra Street
Stapleford, Nottingham NG9 7ED

A TWO BEDROOM SEMI DETACHED
HOUSE.

£150,000 Freehold



A two double bedroom semi detached house.

This traditional property benefits from gas fired central heating and double glazed windows throughout. Offered for sale with NO UPWARD CHAIN.

Requiring some cosmetic upgrade, the property offers fantastic potential to a variety of buyer including first time buyers, downsizers and long term buy to let investors.

Offering surprisingly spacious accommodation with two good sized reception rooms, fitted kitchen and useful utility room.

To the first floor, the landing provides access to two double bedrooms and four piece suite bathroom.

Situated on a residential street a stone's throw from Stapleford town centre with a generous variety of shops and amenities, as well as good public transport links with the i4 bus route linking Nottingham and Derby via the Queen's Medical Centre.

The property enjoys a particularly good sized rear garden which is paved for ease of maintenance with three garden sheds.



FRONT RECEPTION ROOM

11'9" x 12'1" (3.6 x 3.7)

Radiator, double glazed window, front entrance door. Door to inner lobby with staircase leading to the first floor, further door leading to the rear reception room.

REAR RECEPTION ROOM

12'1" x 11'9" (3.7 x 3.6)

Radiator, pantry cupboard, double glazed window to the rear. Door to kitchen.

KITCHEN

5'10" x 7'11" (1.78 x 2.42)

Range of wall and base units with worktops and inset one and half bowl stainless steel sink unit with single drainer. Electric cooker point, under-counter space for fridge and freezer, wall mounted gas boiler (for central heating and hot water). Double glazed window, uPVC rear exit door, access to utility room.

UTILITY ROOM

Plumbing and space for washing machine, double glazed window, sliding door leading to WC.

WC

Housing a low flush WC.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'7" x 11'7" (3.55 x 3.55)

Double glazed window to the front. Door to bathroom.

BEDROOM TWO

11'7" x 11'6" (3.55 x 3.53)

Radiator, double glazed window to the rear. storage cupboard

BATHROOM

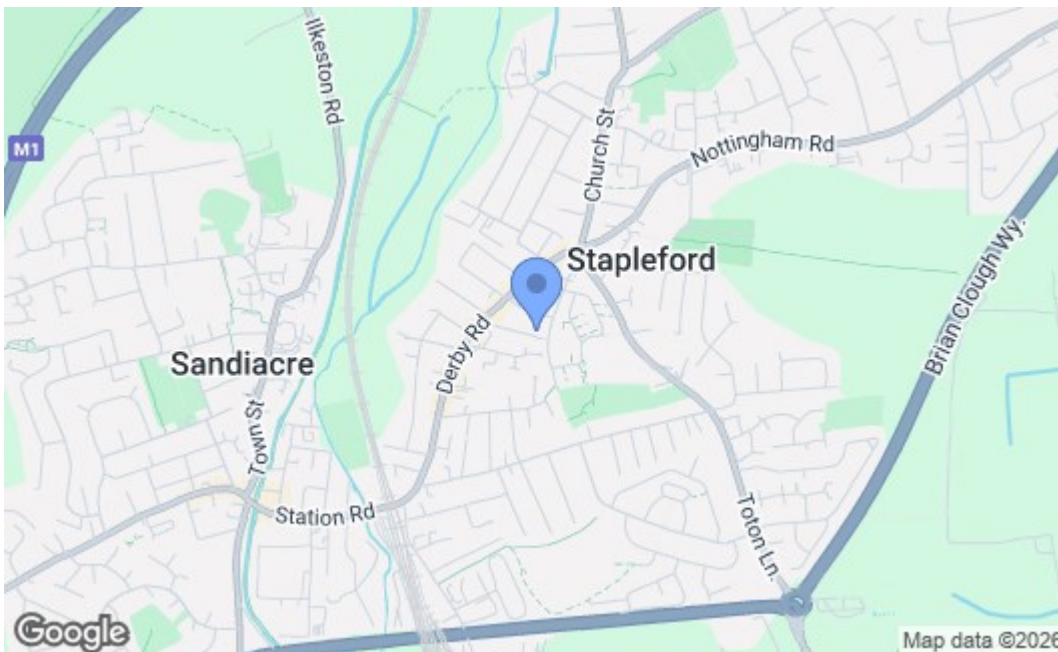
Four piece suite comprising pedestal wash hand basin, low flush WC, bath and walk-in shower enclosure. Double glazed window.

OUTSIDE

To the front there is a small walled-in garden with

pedestrian access to the side with gate leading to the rear garden. The rear garden is a generous size which is paved for ease of maintenance with some bedding and three garden sheds.





| 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 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 | |

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.