Robert Ellis

look no further. . .

Churchdale Avenue
Stapleford, Nottingham NG9 8NG

A TWO BEDROOM DETACHED BUNGALOW.

£220,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A relatively modern two bedroom detached bungalow offered for sale with NO CHAIN.

Situated in a small development of bungalows built approximately 30 years ago in this established residential suburb of Stapleford. A driveway provides off-street parking with gates at the side providing further off-street parking in a detached brick built garage. The rear gardens are landscaped with ease of maintenance in mind.

The property benefits from gas fired central heating served from a combination boiler and double glazed windows. The property does require some modernisation, but offers great potential for an incoming purchaser to put their own mark upon it.

The accommodation comprises entrance hall, lounge/dining room, fitted kitchen, inner hallway to two bedrooms and shower/WC.

The property is situated within walking distance of a regular bus service, local doctors surgery and within easy reach of Stapleford town centre and other local facilities.

ENTRANCE HALL
Double glazed front entrance door, cloaks cupboard and door to lounge/dining room.

LOUNGE/DINING ROOM
17'1" x 10'8" (5.21 x 3.27)
Radiator, double glazed bay window to the front. Doors to kitchen and inner hallway.

KITCHEN
10'8" x 7'10" (3.26 x 2.40)
Fitted range of wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window and door to the rear. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and door to the side.

INNER HALLWAY
Loft hatch, doors to bedrooms and shower room.

BEDROOM ONE
11'7" x 10'0" (3.55 x 3.06)
Fitted wardrobe, radiator, double glazed window to the rear.

BEDROOM TWO
8'8" x 7'9" (2.65 x 2.38)
Radiator, double glazed window to the rear.

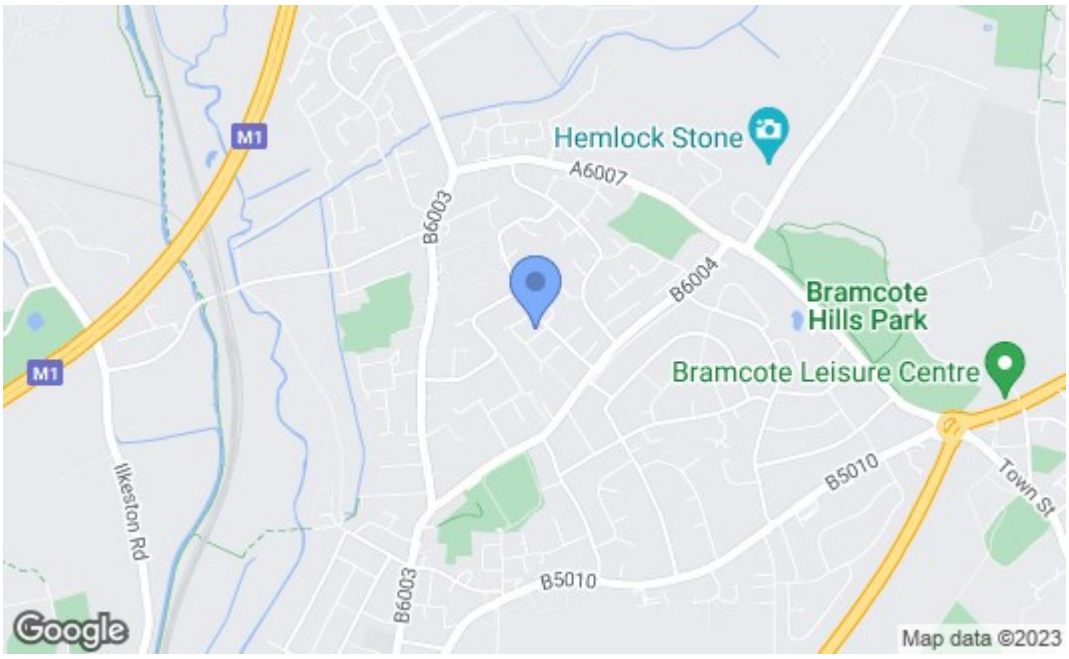
SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Partially tiled walls and window.

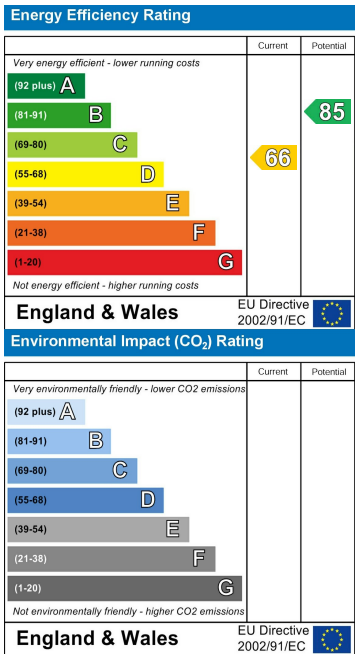
OUTSIDE
To the front there is an open plan garden laid to lawn with shrub beds. A driveway provides off-street parking with wrought-iron gates at the side leading to a further driveway which in turn leads to a detached brick built single garage with up and over door, light and power. The rear garden is enclosed and landscaped with ease of maintenance in mind, mainly gravel. There is a decked area, garden shed and some shrubs.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road, taking the right fork onto Hickings Lane. Take the 2nd left onto Braddon Avenue and 1st left onto Churchdale Avenue where the property can be found on the right hand side.

Ref: 7807PS





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044