Robert Ellis

look no further. . .







Cambridge Crescent
Stapleford, Nottingham NG9 8GX

A TWO BEDROOM SEMI DETACHED HOUSE LOCATED IN A SMALL CUL DE SAC - IDEAL FOR FIRST TIME BUYERS.

Offers Over £195,000 Freehold



NO UPWARD CHAIN!

IDEAL FOR FIRST TIME BUYERS, ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE LOCATED IN A SMALL CUL DE SAC IN A POPULAR RESIDENTIAL SUBURB, IDEALLY SUITED TO YOUNG FAMILIES AND FIRST TIME BUYERS ALIKE.

The property comes to the market in ready to move into condition with the benefit of gas central heating served from a combination boiler, double glazed windows throughout, open plan modern fitted dining kitchen, contemporary four piece bathroom suite to the first floor.

The accommodation is situated over two floors and comprises an entrance hall, staircase rising to the first floor, bay fronted living room, spacious modern dining kitchen, boiler house and externally accessed WC to the ground floor. The first floor landing provides access to two bedrooms and a four piece bathroom suite.

Situated on the outskirts of Stapleford, bordering Trowell, the property sits within easy reach of the town centre itself and all its local amenities, including Aldi superstore. There is also a regular bus service within walking distance. For those needing to commute, the A52 for Nottingham and Derby, and Junction 25 of the M1 motorway is only a short drive away.

The property benefits from a forecourt which offers the potential for parking for two vehicles side-by-side (although currently there is no drop kerb). There is a surprisingly spacious large garden with lawn and two patio areas (ideal for entertaining).

We believe the property would make an ideal and superb first home and we strongly recommend an internal viewing to avoid disappointment.





ENTRANCE HALL
uPVC double glazed front entrance door, laminate flooring, staircase rising to the first floor. Door to lounge.

LOUNGE
13'10" x 13'0" (4.23 x 3.98)
TV point, radiator, useful understairs storage cupboard, double glazed bay window to the front (with fitted blinds), laminate flooring, central chimney breast with decorative surround housing multi-fuel open fire with marble hearth.

DINING KITCHEN
13'0" x 10'9" (3.98 x 3.28)
The kitchen comprises a matching range of fitted wall, base and drawer units with contrasting roll edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer and mixer tap. Range-style gas/electric cooker and hob with feature splashback. Integrated fridge, freezer and dishwasher, space and plumbing for washing machine, cupboard housing gas combination boiler (for central heating and hot water), controlled by "HIVE" smart system, porcelain tiled floor, double glazed windows and door to the rear, radiator, spotlights.

FIRST FLOOR LANDING
Loft hatch to an insulated loft space, double glazed side window and doors to both bedrooms and bathroom.

BEDROOM ONE
13'3" x 10'0" (4.04 x 3.07)
Ornamental fireplace, full height fitted wardrobes, TV point, picture rail, radiator, double glazed window to the front (with fitted blinds).

BEDROOM TWO
11'5" x 7'11" (3.49 x 2.43)
Radiator, double glazed window to the rear, picture rail.

BATHROOM
8'4" x 8'1" (2.55 x 2.47)
Incorporating a four piece suite comprising floating wash hand basin with mixer tap, push flush WC, twin end bathtub with central mixer taps, large walk-in shower cubicle with thermostatically controlled shower. Tiling to the walls and floor, feature heated towel rail, double glazed window to the rear (with fitted blinds), air vent and mirror fronted wall mounted bathroom cabinet.

OUTSIDE
The property is set back from the road with a forecourt which is currently used for parking for two vehicles side-by-side (although currently there is no drop kerb), gated pedestrian access at the side of the house leads to the rear garden which is of a generous size with patio, lawn and further gravel patio paved seating area to the foot of the plot. There is also a useful garden shed, external lighting point and water tap. Gardener's WC with low flush WC, light and tap.

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, continue left onto Pasture Road and take the last available left hand turn before the mini island onto Devonshire Drive. Continue along and take the last turning on the right onto Cambridge Crescent. The property can be found on the left hand side, identified by our For Sale board.

Material Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combi boiler)

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

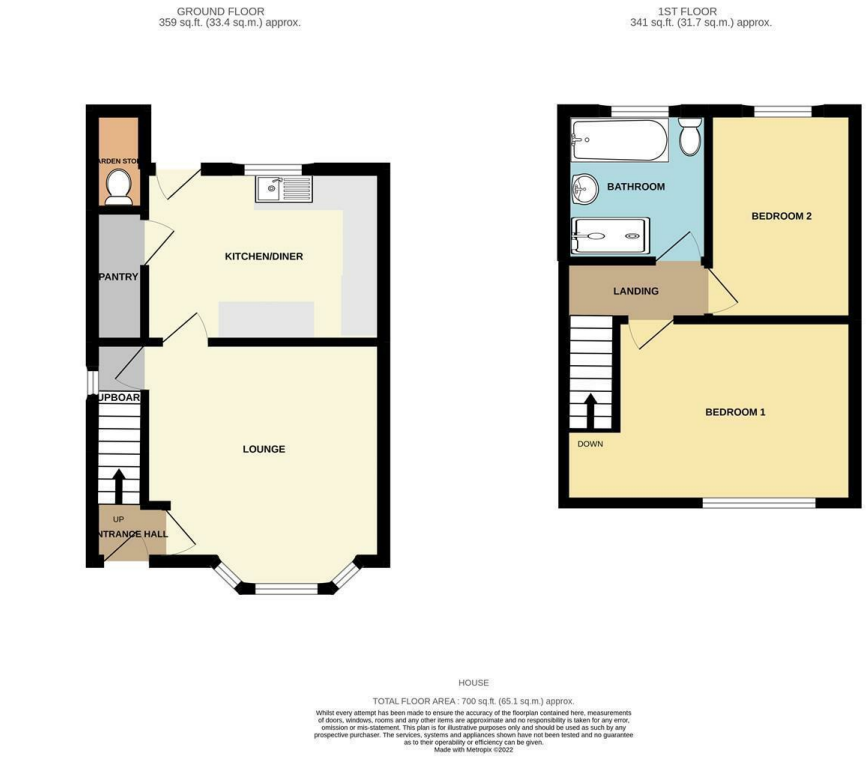
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



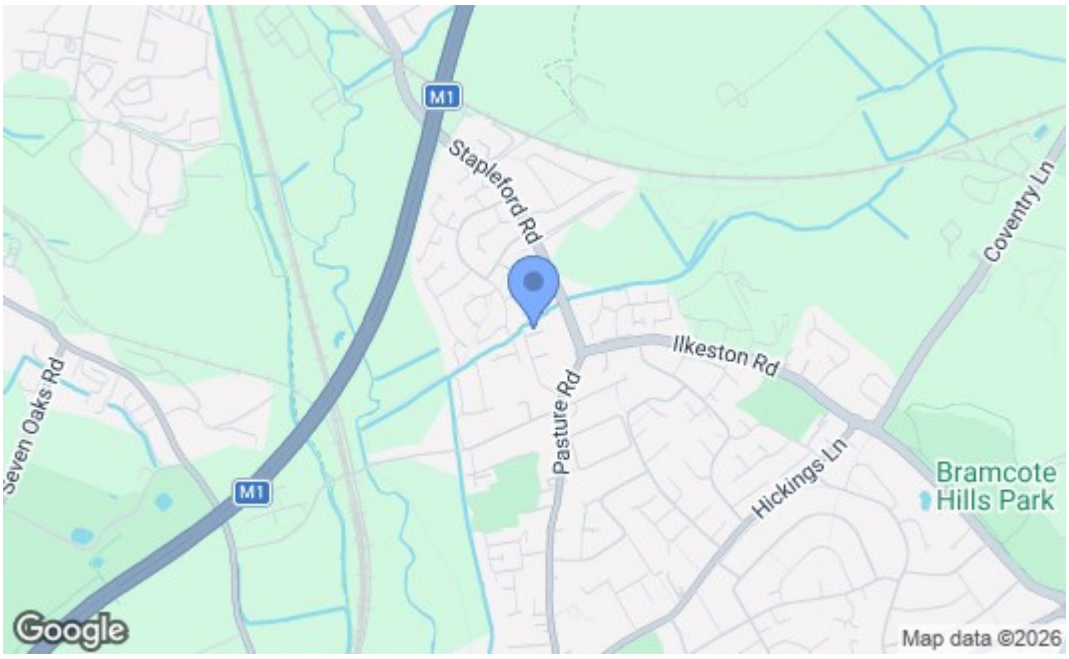


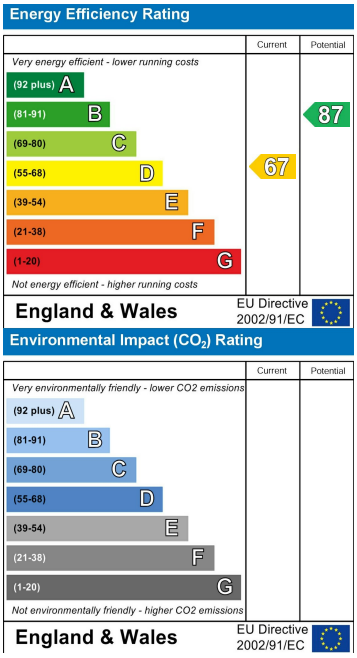












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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