

Meredith Court
Stapleford, Nottingham NG9 8LW

£170,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining area, kitchen and utility room. The first floor landing then provides access to three bedrooms and a wet room.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden to the rear.

The property is located within this favoured and established residential location within close proximity to a range of nearby schooling for all ages. There is also easy access to nearby open space of Ilkeston Road recreational ground and Bramcote Hills park. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and 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. We highly recommend an internal viewing.



ENTRANCE HALL

12'4" x 5'8" (3.78 x 1.75)

uPVC panel and double glazed front entrance door, double glazed window and panel to the side of the door, radiator, staircase rising to the first floor with open spindle balustrade. Door to lounge and kitchen. Further door to ground floor WC.

GROUND FLOOR WC

3'8" x 2'8" (1.12 x 0.82)

Two piece suite comprising push flush WC and corner wash hand basin with tiled splashbacks. Tiled floor and extractor fan.

LOUNGE

15'0" x 12'4" (4.59 x 3.76)

Double glazed window to the front (with fitted blinds), media points, radiator, brick and tile fireplace incorporating coal fire and display shelving, plate rack. Opening through to dining area.

DINING AREA

8'10" x 7'11" (2.70 x 2.43)

Double glazed French doors opening out to the rear garden (with fitted vertical blinds), radiator. Door to kitchen.

KITCHEN

11'8" x 9'5" (3.57 x 2.88)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces. Inset counter level single sink and draining board with central mixer tap and tiled splashbacks. Fitted counter level four ring gas hob with extractor over, in-built eye level double oven, plumbing and space for under counter washing machine, tiled floor, breakfast bar area with radiator underneath, double glazed window to the rear (with fitted roller blinds), decorative beamed ceiling. Door back to the hallway and dining room. Further panel and glazed door to the utility room.

UTILITY

10'2" x 4'8" (3.10 x 1.43)

uPVC panel and double glazed side exit door to outside, two double glazed windows to the side (both with fitted blinds), a further range of fitted base and wall storage cupboards with roll top work surfaces, decorative glass fronted crockery cupboards, space for further kitchen appliances, tiled floor.

FIRST FLOOR LANDING

Doors to all bedrooms and wet room. Access to the loft space which is partially boarded, lit and insulated.

BEDROOM ONE

11'8" x 10'11" (3.57 x 3.33)

Double glazed window to the front (with fitted blinds), radiator, range of fitted wardrobes, matching drawers and display shelving, coving.

BEDROOM TWO

11'9" x 7'8" (3.59 x 2.35)

Double glazed window to the rear (with fitted roller blind), radiator, range of fitted wardrobes, fitted double storage cupboard with matching overhead storage space.

BEDROOM THREE

8'9" x 8'0" (2.69 x 2.44)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage space.

WET ROOM

8'8" x 4'11" (2.65 x 1.52)

Walk-in shower area with electric shower, shelving and grab rails, glass shower screen. Wash hand basin with mixer tap and high push flush WC. Fully tiled walls, anti-slip flooring, two double glazed windows to the rear, radiator, extractor fan.

OUTSIDE

To the front of the property there is a low maintenance front garden with decorative slate chippings and circular paved patio stone, pathway to front entrance door, rockery wall to the boundary line.

TO THE REAR

The rear garden is enclosed and designed for ease of maintenance with matching decorative slate chippings and circular paved patio seating area with pathway and steps leading to the foot of the plot where there is a further raised patio, covered pagoda, uPVC door to the external brick store. Pedestrian gate, external water tap and lighting point.

EXTERNAL BRICK STORE

Useful for generic garden storage.

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, turn right onto Hickings Lane and proceed past the entrance to the park. Heading in the direction of Bramcote, look for and take an eventual left hand turn onto Melbourne Road and follow the bend in the road before taking a right hand turn onto Rowan Avenue. Meredith Court can then be found on the right hand side. Ref: 8238NH

AGENT'S NOTE

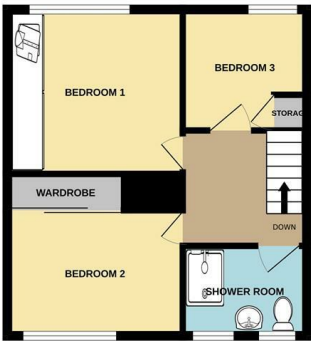
For viewings, it is best (and advised) to park in the available parking bays on Rowan Avenue and continue on foot to the property, which front faces Rowan Avenue.



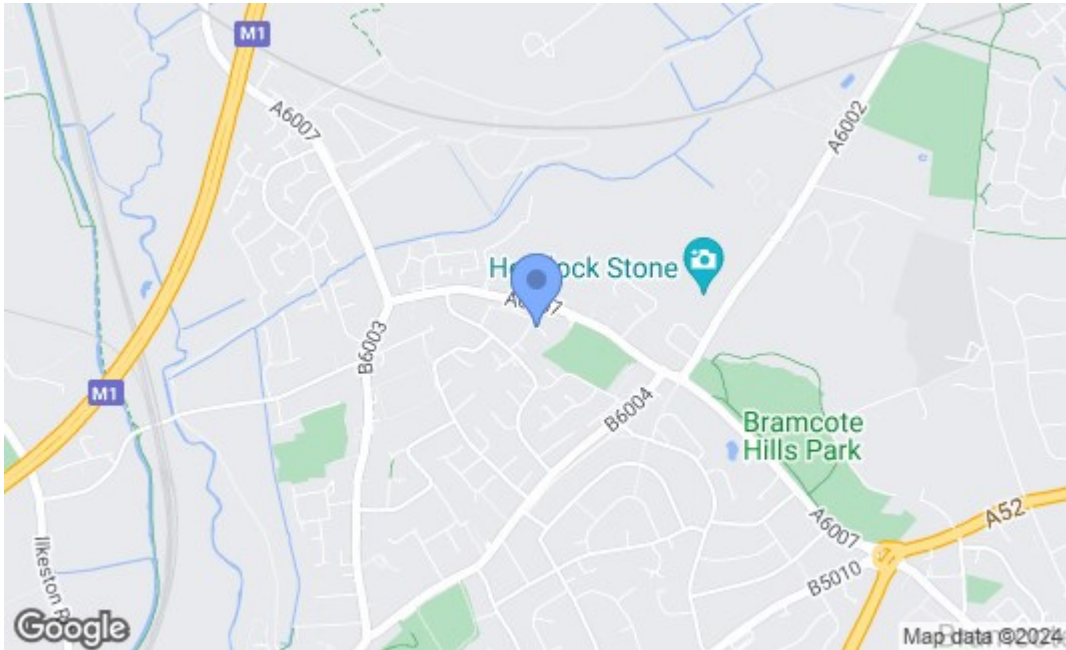
GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		

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