Robert Ellis

look no further. . .

West End Street
Stapleford, Nottingham NG9 7DA

A THREE BEDROOOM VICTORIAN SEMI DETACHED HOUSE.

Or Nearest Offer £180,000 Freehold

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A three bedroom Victorian semi detached house.

Offered for sale with NO UPWARD CHAIN. This property has recently been refurbished, re-wired and redecorated and comes to the market in a ready to move into condition.

Features include gas fired central heating served from a newly installed combination boiler, double glazed windows and newly fitted kitchen.

Situated on this residential street, a stone's throw from Stapleford town centre, the property is within walking distance of a variety of shops and amenities, including a regular bus service linking Nottingham and Derby. Schools for all ages are within easy reach and for those looking to commute further afield, the A52 and Junction 25 of the M1 motorway is a short drive away.

The property would suit first time buyers and young families and an internal viewing is recommended.

ENTRANCE HALL
uPVC front entrance door, stairs to the first floor with feature corbelled arch.

LIVING ROOM
14'5" x 11'11" (4.41 x 3.65)
Radiator, double glazed bay window to the front.

DINING ROOM
12'11" x 11'10" (3.96 x 3.62)
Radiator, double glazed window to the rear.

BREAKFAST KITCHEN
17'6" x 9'6" (5.35 x 2.9)
Incorporating a range of newly fitted wall, base and drawer units, with worktops and inset stainless steel sink unit with single drainer. Space and point for gas or electric oven, space and plumbing for washing machine with further appliance space. Newly installed wall mounted gas combination boiler (for central heating and hot water), radiator, understairs store cupboard, double glazed windows. Door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
15'8" x 12'0" (4.8 x 3.68)
Radiator, two double glazed windows to the front.

BEDROOM TWO
13'1" x 9'8" (4 x 2.95)
Radiator, double glazed window to the rear.

BEDROOM THREE
9'6" x 8'3" (2.91 x 2.52)
Radiator, double glazed window to the rear.

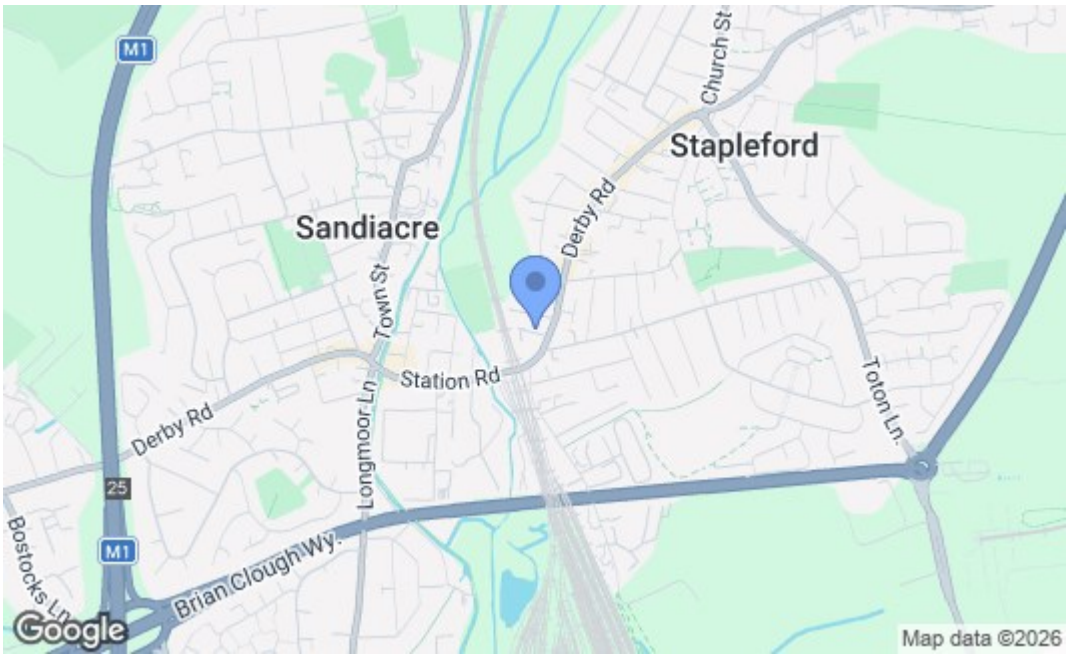
SHOWER ROOM
A two piece suite comprising pedestal wash hand basin, walk-in shower enclosure with twin rose thermostatically controlled shower system. Radiator, double glazed window.

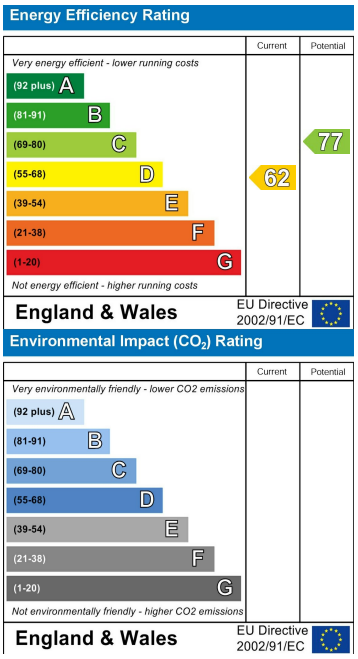
SEPARATE WC
Housing a low flush WC, double glazed window.

OUTSIDE
The property fronts the pavement and has pedestrian access at the side with gate leading to the rear garden which has paved areas and galvanised steel garden shed.

AGENTS NOTE
The property was subject to a flooding event in October 2023 and the refurbishment works to the ground floor are the result of an insurance claim. The current flood risk for the area is classed as "high" for rivers/sea and "low" for surface water.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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