



Albany Court
Stapleford, Nottingham NG9 8LB

A THREE BEDROOM MID TERRACED
HOUSE.

£185,000 Freehold

ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor. Door to kitchen and living room.

LIVING ROOM

14'10" x 12'2" reducing to 10'9" (4.54 x 3.71 reducing to 3.29)

Radiator, double glazed window to the front. Door and window leading to the dining room.

DINING ROOM

7'11" x 7'9" (2.43 x 2.37)

Radiator, double glazed door and window to the rear. Door to kitchen.

KITCHEN

11'7" x 9'6" (3.54 x 2.91)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Breakfast bar, radiator, double glazed window to the rear. Door to rear lobby.

REAR LOBBY

9'10" x 4'11" (3 x 1.5)

Light, power, gives access to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

11'11" x 11'1" (3.65 x 3.38)

Radiator, double glazed window to the front.

BEDROOM TWO

12'0" x 9'6" (3.67 x 2.90)

Radiator, double glazed window to the rear.

BEDROOM THREE

8'8" x 8'0" less bulkhead (2.65 x 2.46 less bulkhead)

Radiator, double glazed window to the front.

SHOWER ROOM

Incorporating a modern three piece suite comprising wash hand basin, low flush WC, low profile walk-in shower enclosure, shower screen, rain head shower rose. Mostly tiled walls, tiled floor, heated towel rail, double glazed window.

OUTSIDE

To the front, the property has a semi open plan front garden laid to lawn. To the rear, the garden is enclosed with an attractive paved courtyard style garden with raised gravel planter and sleeper beds. At the foot of the plot, there is a pedestrian gate leading to the rear service road. There is unrestricted on-street parking.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along, turning right onto Hickings Lane. Take the third left. It is advisable to park in the first layby on the left hand side where Albany Court can be found on the left, and proceed on foot through the pedestrianized boulevard to the property which is on the right hand side.

Property Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard 7mbps, Superfast 74mbps, Ultrafast 1000mbps

Phone Signal – EE & Three 2/3, O2 & Vodafone 3/3

Sewage – Mains supply

Flood Risk – Rivers no risk, surface water view low risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

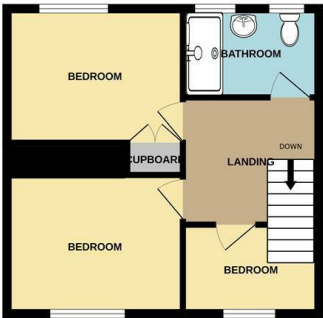
Other Material Issues – No



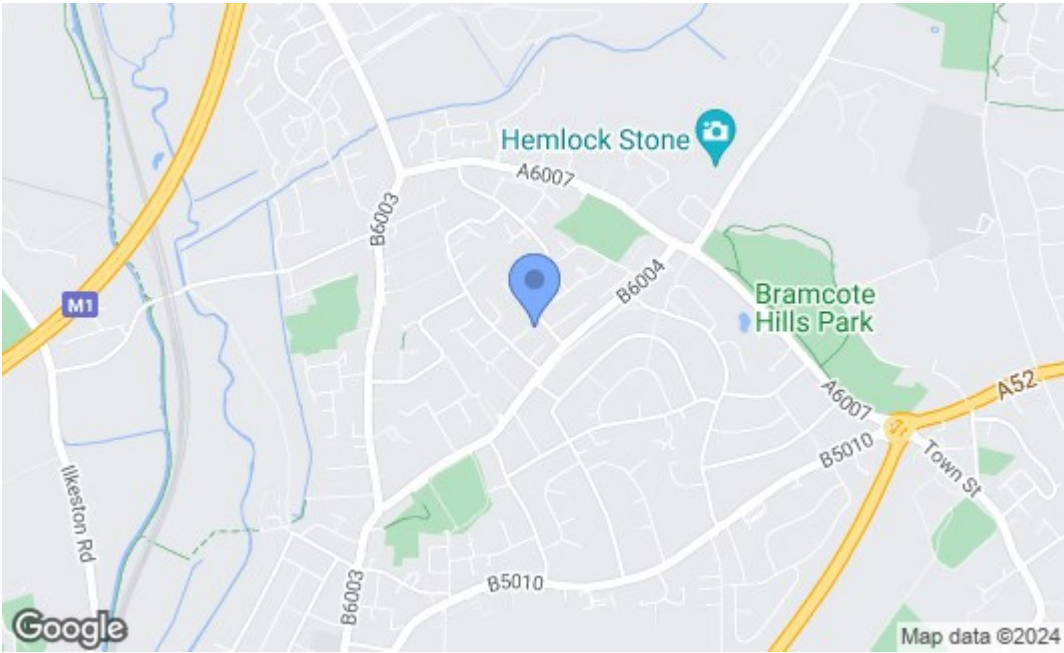
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, complete and correct measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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		86
(81-91) B	73	
(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		

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