



Harriett Street  
Stapleford, Nottingham NG9 8FG

**£179,995 Freehold**

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ONLY A SHORT WALK FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, breakfast kitchen, rear lobby and bathroom. The first floor landing then provides access to three bedrooms, one with en-suite WC.

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

The property is situated only a short walk from the shops, services and amenities in Stapleford town centre. There is also easy access to excellent nearby schooling for all ages, as well as a wealth of nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. Access to outdoor space and walks across the local fields towards the Erewash Canal footpath is nearby.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



### ENTRANCE HALL

4'2" x 4'0" (1.29 x 1.24)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Door to living room.

### LIVING ROOM

14'0" x 13'7" (4.27 x 4.16)

Double glazed bay window to the front (with fitted blinds), radiator, media points, decorative beamed ceiling, mock-Tudor style beams to the walls, brick and tile fireplace incorporating a plug-in electric fire. Door to kitchen.

### KITCHEN

11'9" x 10'9" (3.60 x 3.28)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing space for washing machine, under-counter cabinet space for fridge and freezer. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water), radiator, tiled floor, double glazed window to the rear (with fitted blind). Door to rear lobby.

### REAR LOBBY

5'5" x 2'9" (1.66 x 0.84)

uPVC panel and double glazed exit door to outside (with fitted blind), tiled floor, useful understairs storage pantry with double glazed window to the side, tiled shelving, gas and electric meters. Further door to ground floor bathroom.

### BATHROOM

7'9" x 4'8" (2.37 x 1.43)

Three piece suite comprising a reduced size bath with Victorian style mixer tap and hand held shower attachment, wash hand basin, push flush WC. Tiling to the walls and floor, double glazed window to the side (with fitted blind), radiator, wall mounted bathroom cabinet.

### FIRST FLOOR LANDING

Double glazed window to the side. Doors to bedrooms.

### BEDROOM ONE

13'11" x 11'11" (4.26 x 3.64)

Double glazed window to the front, radiator, coving, telephone point. Door to en-suite WC.

### EN-SUITE WC

4'1" x 3'3" (1.25 x 1.01)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, water heater, double glazed window to the front (with fitted blind), tiled floor and wall tiling to dado height.

### BEDROOM TWO

11'3" x 10'0" (3.44 x 3.05)

Double glazed window to the rear, radiator, coving.

### BEDROOM THREE

7'11" x 7'1" (2.43 x 2.18)

Double glazed window to the rear, radiator, loft access point.

### OUTSIDE

To the front of the property, there is an enclosed garden with picket fence and double pedestrian gates providing access to the front entrance door and pedestrian gated access to the rear garden. The front garden has a planted flowerbed housing a variety of bushes and shrubs.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and is split into various sections with an initial paved patio seating area leading onto a "L" shaped lawn with planted beds and borders housing a wide variety of bushes, shrubs, trees and plants. There is a "crazy paved" patio area which leads to a timber storage shed tucked away in the bottom left hand corner of the plot. The garden has an external water tap, security light above the back door, brick outbuilding and pedestrian gated access leading back to the front.

### AGENTS NOTE

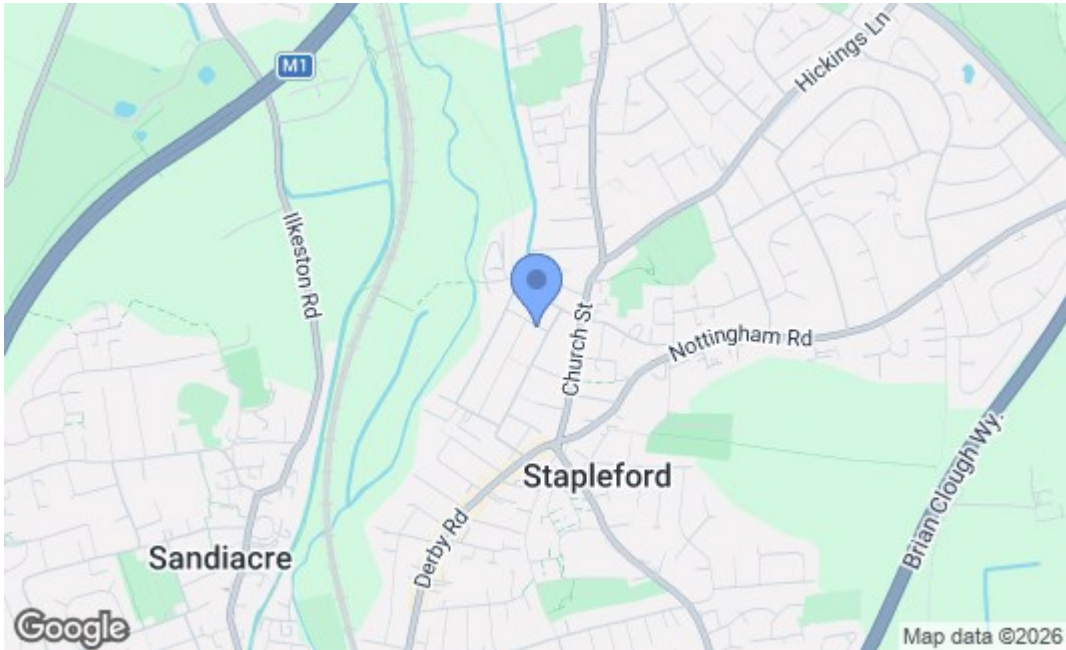
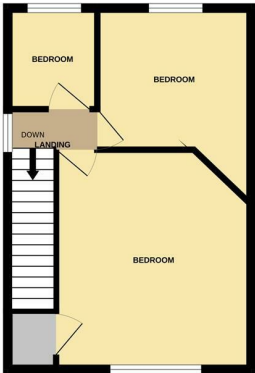
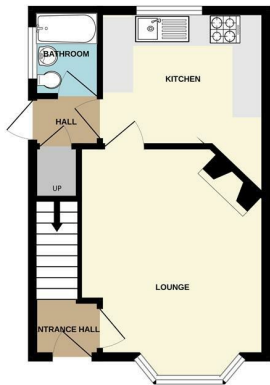
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 60        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.