

Edward Street  
Stapleford, Nottingham NG9 8FJ

**£215,000 Freehold**

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH THE ADDED BENEFIT OF NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall with turning staircase rising to the first floor, bay fronted living room, dining room, kitchen, rear lobby and cloaks/WC. The first floor landing then provides access to three good size double bedrooms and a modern bathroom suite.

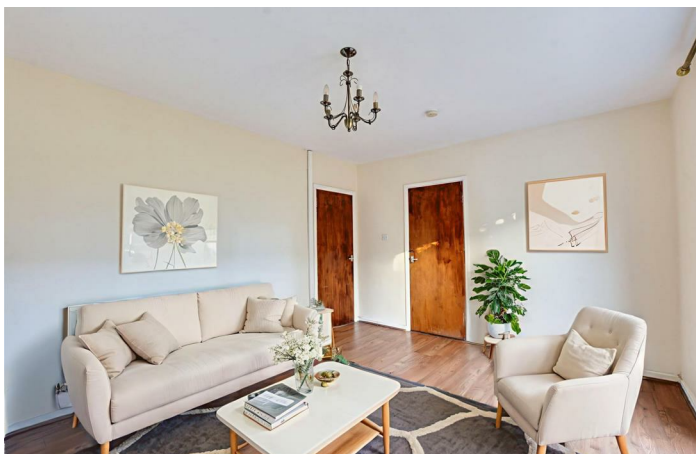
Externally, there is off-street parking to the front leading down the left hand side of the property into the rear garden which is of a good size and incorporates a detached garage.

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

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to excellent nearby schooling for all ages, as well as good transport links for those needing to commute, such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also a short distance away are walks along the canal, as well as open space, such as Hickings Lane Recreation Ground.

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



## ENTRANCE HALL

8'4" x 3'4" (2.56 x 1.03)

uPVC panel and double glazed front entrance door, radiator, turning staircase rising to the first floor, double glazed window to the half landing (with fitted blinds), wall mounted coat pegs. Doors leading through to the living room and dining room.

## LIVING ROOM

14'11" x 10'10" (4.57 x 3.31)

Double glazed bay window to the front (with fitted blinds), radiator, TV and telephone points, wall mounted shelving.

## DINING ROOM

14'7" x 11'6" (4.47 x 3.51)

Double glazed French doors opening out to the rear garden, radiator, laminate flooring, TV point, wall mounted shelving.

## KITCHEN

8'3" x 6'5" (2.53 x 1.96)

The kitchen is equipped with a range of matching fitted base and wall storage cupboards, with roll top work surfaces incorporating single sink and draining board with pull-out spray hose mixer tap. Tiled splashbacks, space for cooker, plumbing for washing machine, tile effect flooring, two double glazed windows to the side, wall mounted electrical consumer box, opening through to the rear lobby, useful understairs pantry cupboard with lighting, shelving and window to the side.

## REAR LOBBY

uPVC panel and double glazed exit door to outside, radiator. Door to cloaks/WC.

## CLOAKS/WC

A two piece suite comprising low flush WC, corner wash hand basin with tile splashback, double glazed window to the rear, laminate effect flooring.

## FIRST FLOOR LANDING

Access to the partially boarded and insulated loft space, useful storage cupboard. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'7" x 10'11" (3.85 x 3.34)

Double glazed window to the front, radiator.

## BEDROOM TWO

11'6" x 10'11" (3.51 x 3.33)

Double glazed window to the rear, TV point, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

10'3" x 8'0" (3.13 x 2.46)

Double glazed window to the rear, radiator.

## BATHROOM

7'0" x 5'4" (2.14 x 1.65)

Three piece suite comprising panel bath with glass screen, mixer tap, mains ran shower over, push flush WC, wash hand basin with mixer tap, tile splashback and storage cabinets beneath. Wall mounted bathroom cabinet, tiled flooring, partial tiling to the walls, double glazed window to the side, additional bathroom cabinet, chrome ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for two cars, further double opening gates providing access to the rear garden and garage beyond. The front garden is enclosed by hedgerows to the boundary line and there is a block paving providing access to the front entrance door. The rear garden is of a good proportion being predominantly laid to lawn with a variety of planted areas housing a variety of coloured plants and shrubbery. A pathway provides access to the foot of the plot giving access to a timber storage shed and potential vegetable patch on the left hand side. There is an initial lower paved patio area (ideal for entertaining) and is accessed directly from the French doors from the dining room and uPVC door from the rear lobby on the ground floor. Within the garden there are external lighting points, water tap and access to the garage via double opening doors, as well as pedestrian access through the gates to the front of the property.

## DETACHED GARAGE

14'8" x 7'9" (4.48 x 2.38)

Double opening doors to the front, two side windows, power and lighting points.

## DIRECTIONS

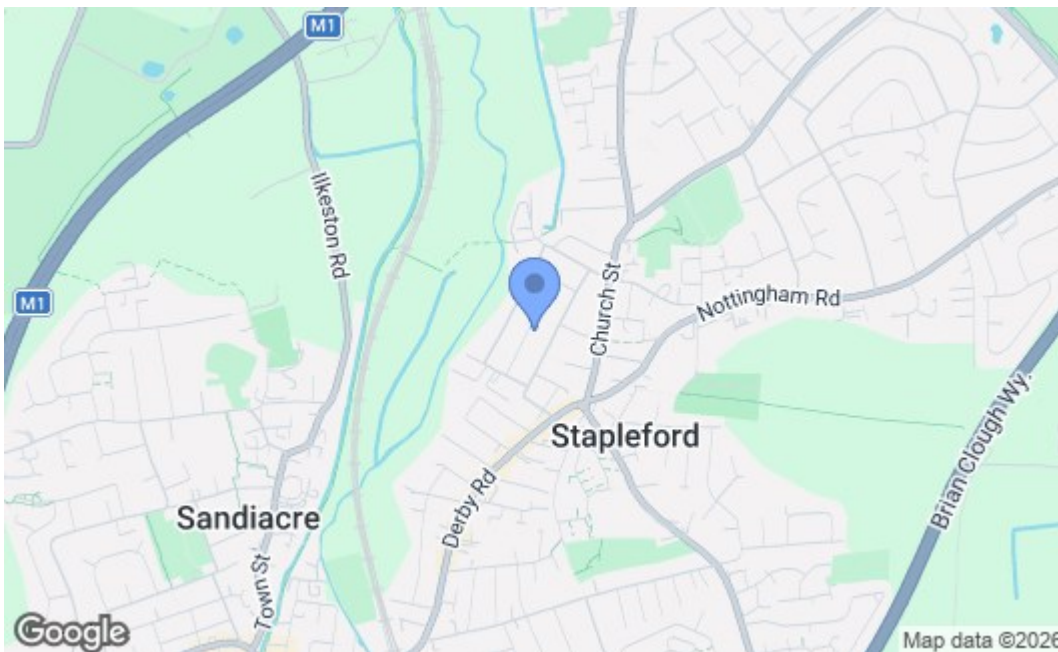
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the road around the bend and turn immediately left (still Warren Avenue). Take the first right onto Edward Street and the property can be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.