



**Canberra Close
Stapleford, Nottingham NG9 8QA**

Offers Over £200,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE SITUATED IN A CUL DE SAC
LOCATION.



This property comes to the market with immediate vacant possession and benefits from double glazing, solar panelling and is electrically heated with independent electric radiators in most of the rooms with an electric water heating system.

The accommodation briefly comprises entrance hall, through lounge/dining room and fitted kitchen, access to the attached garage. To the first floor the landing provides access to three bedrooms and shower room/WC.

There is a pattern concrete driveway providing off-street parking which leads to an attached tandem double length garage with electric roller door. The rear gardens are of a good size and offer a blank canvas for someone to landscape.

Situated in this popular residential suburb, great for families and commuters alike, as schools for all ages are within walking distance as is a regular bus service, open space and playing fields. The A52 for Nottingham/Derby and Junction 25 of the M1 motorway is a few minutes drive away.

Offered for sale with immediate vacant possession, the property requires an element of modernisation offering great potential to first time buyers and families to put their own mark upon it.



ENTRANCE DOOR

Composite double glazed front entrance door, stairs to the first floor, electric radiator.

THROUGH LOUNGE/DINING ROOM

23'9" x 12'0" reducing to 10'0" (7.26 x 3.66 reducing to 3.06)

Open fireplace, double glazed window to the front, double glazed windows and French doors opening to the rear garden.

KITCHEN

11'1" x 8'2" (3.4 x 2.5)

Comprising a fitted range of wall, base and drawer units with rolled edge work surfacing and stainless steel sink unit with single drainer. Electric oven and hob with extractor hood over. Plumbing for washing machine and appliance space. Understairs store cupboard, double glazed window to the rear and door to garage.

FIRST FLOOR LANDING

Double glazed window, airing cupboard with electric water heater. Hatch and ladder to mostly boarded loft where the solar panels control can be found.

BEDROOM ONE

12'0" x 11'7" (3.67 x 3.54)

Electric radiator, double glazed window to the front.

BEDROOM TWO

12'1" x 9'10" to wardrobes (3.70 x 3 to wardrobes)

Fitted bedroom furniture including wardrobes, dressing table and drawers, bedside cabinets. Electric radiator, double glazed window to the rear.

BEDROOM THREE

6'11" x 6'6" overall less bulk head of stairs (2.12 x 1.99 overall less bulk head of stairs)

Double glazed window to the front.

SHOWER ROOM

Incorporating a two piece suite comprising wash hand basin and shower cubicle with electric shower. Double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

OUTSIDE

Partially open plan front garden laid to lawn with bedding. A concrete driveway providing off-street parking leading to the attached garage. The rear garden is enclosed and of good size, gently tiered with patio, flowerbeds and lower garden with bedding.

GARAGE

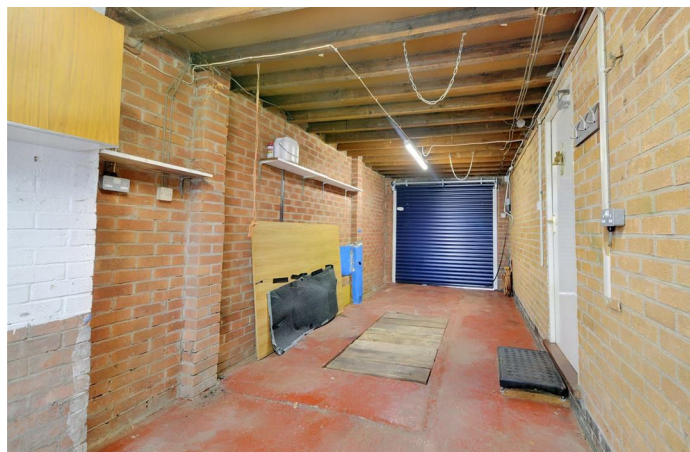
24'11" x 8'7" (7.62 x 2.62)

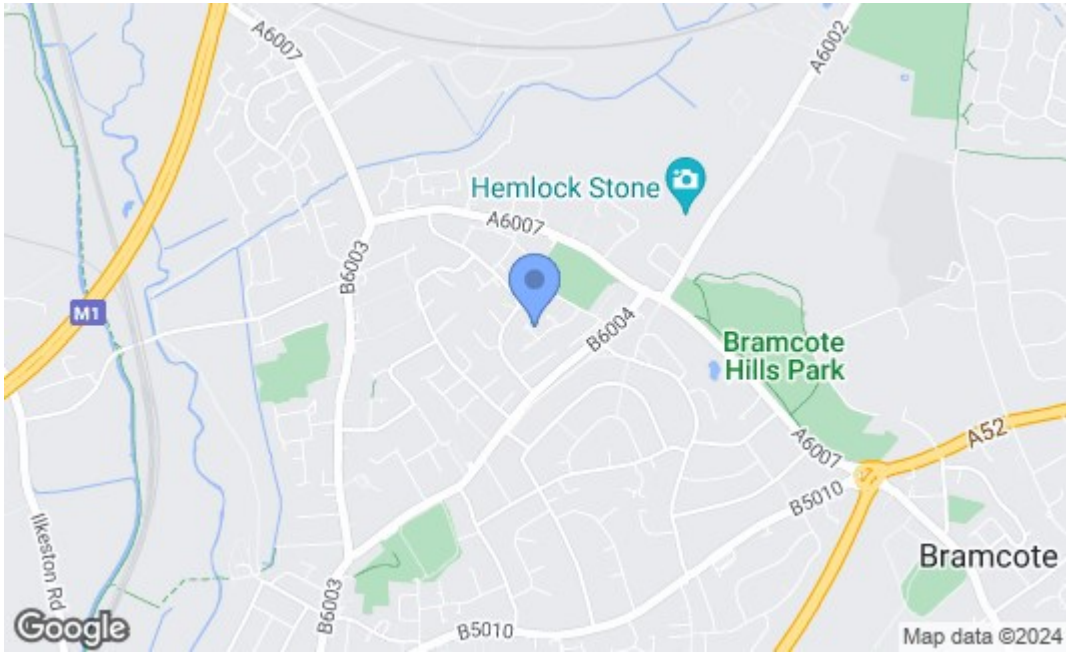
Attached brick construction with electric roller door, inspection pit, double glazed window and door to rear garden.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Take the right fork onto Hickings Lane and follow the road along over the brow of the hill looking for and turning left onto Washington Drive. Follow the road along, turning second left onto Perth Drive. Follow the road along, turning second right onto Canberra Close where the property can be found on the right hand side identified by our For Sale board.

Ref: 7945PS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		

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.