



Lower Park Street  
Stapleford, Nottingham NG9 8EW

**£167,500 Freehold**

A TWO BEDROOM (PLUS ATTIC SPACE)  
END TOWN HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM (PLUS ATTIC SPACE) END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front living room, inner lobby with useful understairs storage space, dining room and kitchen. The first floor landing then provides access to two bedrooms and bathroom. A further staircase rises to the top floor attic space.

The property also benefits from a fitted hard wired alarm system throughout the ground floor accommodation, gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is situated in this popular and established residential location, within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages (if required). For those looking to commute, there are great transport links on the doorstep, including the A52 for Nottingham/Derby, i4 bus service, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is certainly in ready to move into condition and we highly recommend an internal viewing for those looking to invest or purchase their first home.



## LIVING ROOM

11'10" x 11'4" (3.62 x 3.46)

Composite and double glazed front entrance door, Georgian-style double glazed window to the front, radiator, laminate flooring, TV point, meter cupboard box. Door to inner lobby.

## INNER LOBBY

3'5" x 2'7" (1.06 x 0.79)

Laminate flooring (matching the living room), opening through to the dining room. Door to useful understairs storage space with lighting.

## DINING ROOM

11'10" x 11'9" (3.61 x 3.60)

Georgian-style double glazed window to the rear, radiator, laminate flooring, central chimney breast incorporating decorative fire surround. Door leading to staircase rising to the first floor. Door to kitchen.

## KITCHEN

13'8" x 6'9" (4.17 x 2.07)

The kitchen comprises a matching range of fitted base and wall storage cupboard and drawers, with granite style roll top work surfaces and matching mini breakfast bar. Fitted four ring 'Indesit' hob with curved extractor fan and oven beneath. Plumbing for washing machine, space for further kitchen appliances. Tiled floor, radiator, spotlights, double glazed windows to both the side and rear (with fitted blinds), uPVC panel and double glazed door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Spotlight, radiator, further door leading to staircase rising to the top floor attic space.

## BEDROOM ONE

12'0" x 11'4" (3.67 x 3.46)

Double glazed Georgian-style window to the front, radiator, TV point, central chimney breast incorporating decorative fireplace.

## BEDROOM TWO

9'2" x 8'11" (2.80 x 2.74)

Double glazed Georgian-style window to the rear, radiator, TV point.

## BATHROOM

8'11" x 6'10" (2.72 x 2.09)

Modern white three piece suite comprising panel bath with

glass screen, mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap with tiled splashbacks. Wall mounted chrome towel rail, spotlights, extractor fan, tiled splashbacks, laminate flooring, Georgian-style double glazed window to the rear (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## INNER LANDING

Spotlights, turning staircase rising to the top floor attic space.

## TOP FLOOR ATTIC SPACE

16'5" x 11'9" (5.01 x 3.60)

Vaulted ceiling, double glazed window to the side (with fitted blinds), spotlights, two radiators, TV point, decorative wood spindle balustrade.

## AGENTS NOTE

The attic space does not have the relevant regulatory requirements to class it as a bedroom. Should the onward purchaser wish to do so in the future, they will need the relevant permissions and approvals.

## OUTSIDE

To the front of the property there is a dwarf brick boundary wall, pathway to the front entrance door, gravel frontage for ease of maintenance.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines, pathway which leads to the rear part of the garden, pathway to take the bins out to the neighbouring street. The garden has a decked entertaining space, lawn and decorative gravel stone chippings. Within the garden there is a lighting point and water tap.

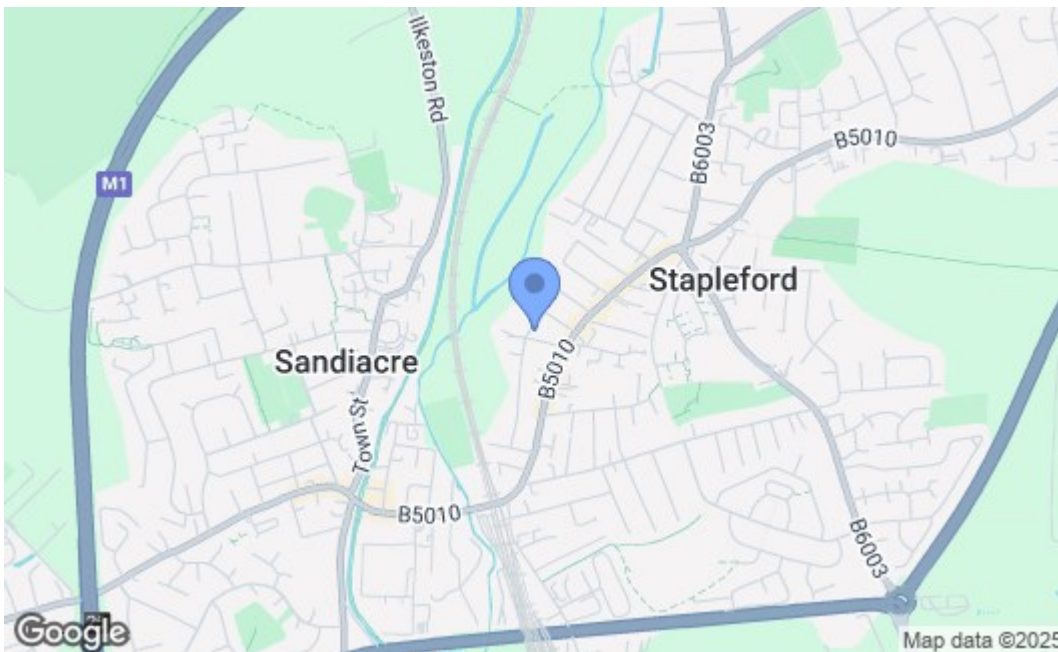
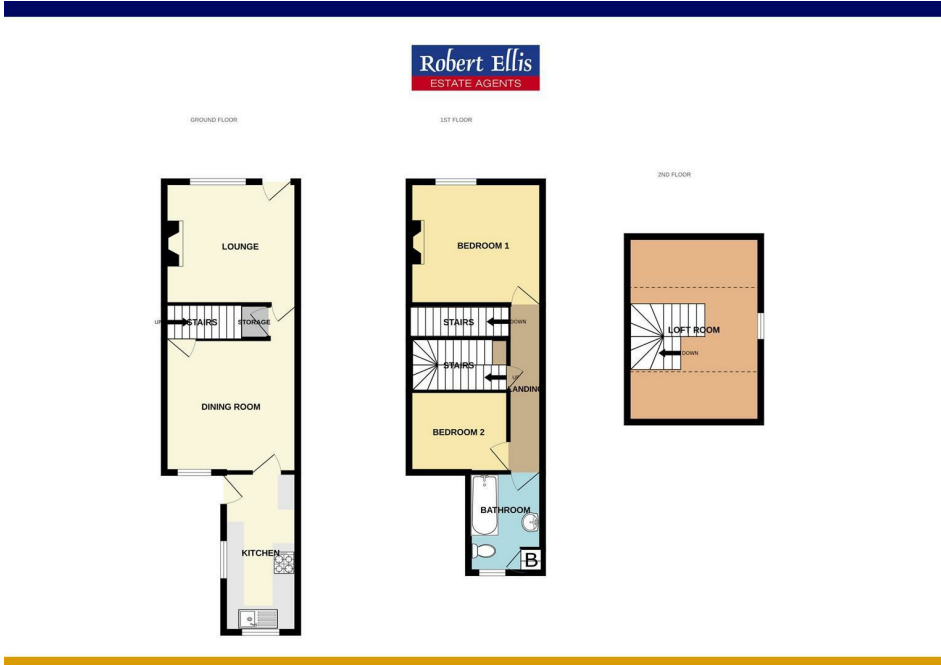
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn onto Park Street (opposite Sainsburys). Take a left hand turn from Park Street onto Lower Park Street and the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

We have been advised that the property suffered a minor flood event in 2023 but this did not trigger an insurance claim.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		61	
(69-80) C			
(55-68) D			
(39-54) E			
(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.