Robert Ellis

look no further. . .







30 Hemlock Avenue
Stapleford, Nottingham NG9 8DN

A TWO BEDROOM SEMI DETACHED HOUSE.

£147,500 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR RESIDENTIAL LOCATION CLOSE TO HICKINGS LANE PARK.

Benefiting from central heating served from a combination boiler and double glazed windows, the property has a fully fitted kitchen with built-in appliances.

A block paved driveway provides parking for two vehicles and the rear gardens are enclosed and landscaped with ease of maintenance in mind.

Situated on this quiet horseshoe shaped road, close to the town of Stapleford offering a variety of shops and facilities including the soon to open Aldi Supermarket, the property is within walking distance of Hickings Lane Park and a regular bus service linking Nottingham and Derby via Beeston and the Queens Medical Centre.

Ideally suited to professional couples, first time buyers and young families, or those looking to downsize into a ready to move into property.

No chain. Viewing recommended.





ENTRANCE HALL
UPVC double glazed front entrance door, stairs to the first floor and door through to the lounge.

LOUNGE
13'6" x 12'1" (4.12 x 3.69)
Gas fire and surround, radiator, coving and double glazed bay window to the front.

DINING KITCHEN
15'4" x 10'0" (4.68 x 3.07)
Incorporating a comprehensive range of fitted wall, base and drawer units with granite effect roll edge work surfacing and inset 1½ bowl sink unit with single drainer and mixer tap. Built-in oven, hob and extractor fan. Integrated 'fridge, freezer, washing machine and dishwasher. Wall mounted gas fired central heating combination boiler (for central heating and hot water.) Under-stairs store cupboard double glazed window to the rear and door to rear lobby.

REAR LOBBY
With double glazed rear exit door and door to cloaks/wc.

CLOAKS/WC
Incorporating a modern white two piece suite comprising wash hand basin with vanity unit, mixer tap, tiled splash-backs and low flush w.c. Radiator and double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Double glazed window to the side. Loft access point.

BEDROOM 1
13'5" x 12'1" (4.11 x 3.7)
Useful over-stairs storage cupboard, radiator and double glazed bay window to the front with fitted blinds.

BEDROOM 2
10'1" x 8'0" (3.09 x 2.46)
Radiator and double glazed window to the rear with fitted blind.

BATHROOM
Incorporating a modern white three piece suite comprising pedestal wash hand basin with mixer tap, push flush w.c. and 'P' shaped shower bath with mixer shower attachment and screen over. Chrome heated towel rail, tiled splash-backs and double glazed window to the rear.

OUTSIDE
The property is set back from the road with a block paved forecourt providing parking for two vehicles side by side. There is a pedestrian access at the side with gate leading to the enclosed rear garden, which is landscaped with ease of maintenance in mind with a continuation of the block paving, providing a patio area with gravel beds and pathway leading to the foot of the plot where there is a further paved patio area with garden shed.

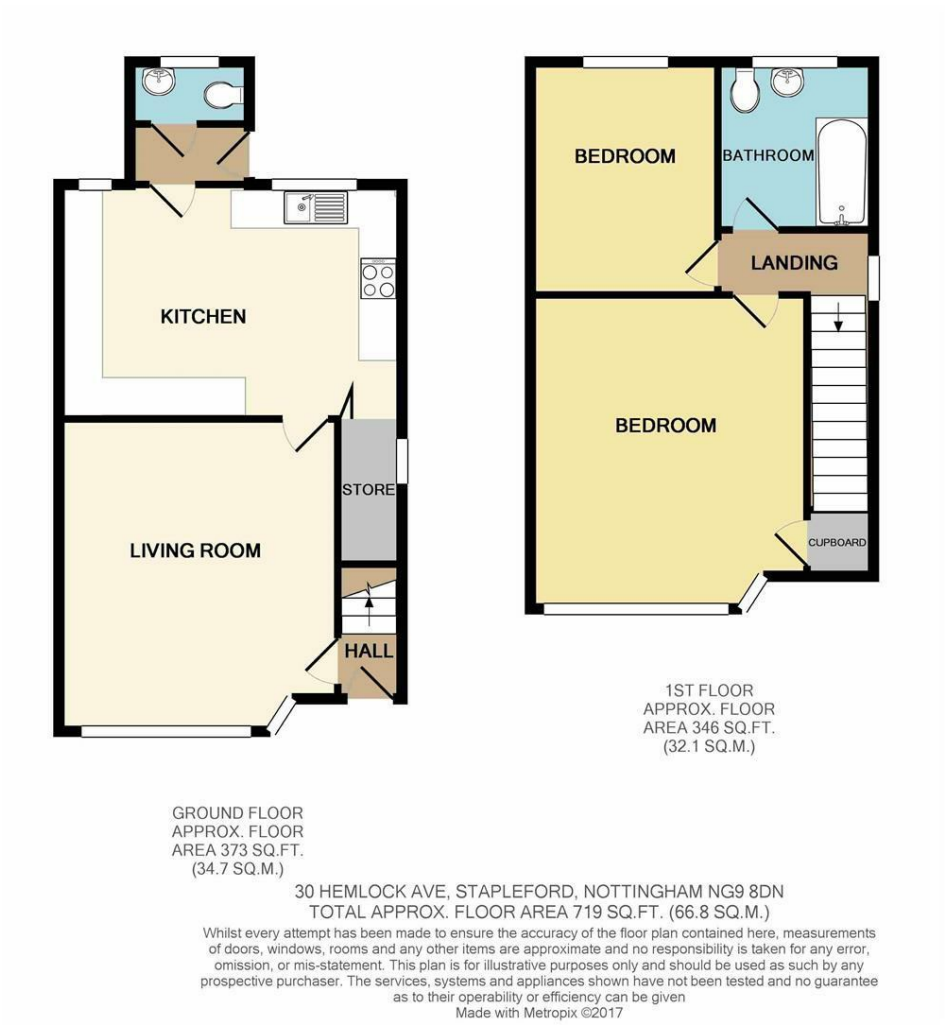
DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue over into Nottingham Road. Follow the road along, looking for and turning left onto Pinfold Lane, bearing almost immediately right onto Wesley Place. Turn left onto Hemlock Avenue, following the road down where the property can be found on the left hand side, identified by a For Sale Board.

Ref: 5552NGH

MORTGAGES AND INSURANCE
At the Mortgage Company you will be offered professional and confidential Mortgage Advice from our qualified staff without obligation. As we are not tied to any Bank, Building Society or Insurance Company we can shop around and offer you the most suitable Mortgage or Protection products for your needs, helping you through your house purchase every step of the way. Bear in mind that you do not have to buy a house from Robert Ellis to qualify for this service. An appointment can be arranged by calling 0115 949 6749. Your home may be repossessed if you do not keep up repayments on your mortgage. There is no charge for the initial mortgage consultation, however, for mortgage advice we can be paid a fee, usually £350.00. For Mortgage Payment Protection and Buildings and Contents Insurance we usually offer products from a limited panel of providers.







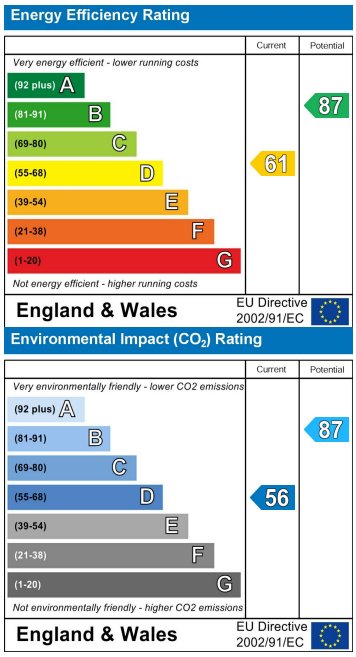
30 HEMLOCK AVE, STAPLEFORD, NOTTINGHAM NG9 8DN
TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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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.

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