



12 Denver Court  
Stapleford, Nottingham NG9 8LN

**£145,000 Freehold**

A SURPRISINGLY SPACIOUS THREE  
BEDROOM MID TERRACED HOUSE



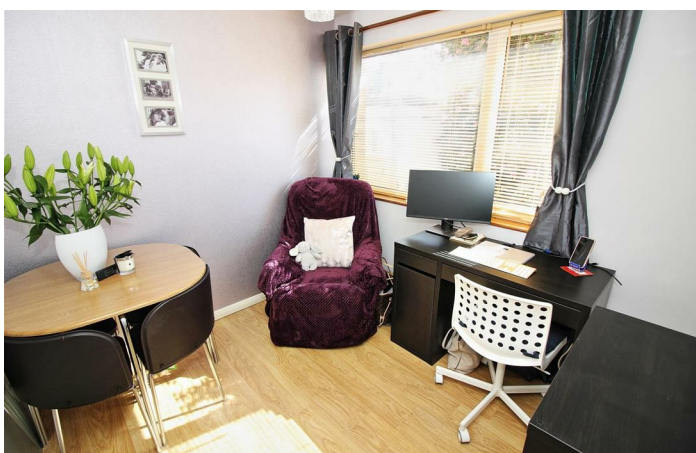
A SURPRISINGLY SPACIOUS THREE BEDROOM MID TERRACED HOUSE.

This property comes to the market in ready to move into condition, with a modern stylish interior and the benefit of gas fired central heating served from a combination boiler and UPVC double glazed windows throughout.

The accommodation comprises entrance hall, lounge, modern fitted kitchen and separate dining room which offers versatile space. Beyond the kitchen is a rear lobby and access to a useful utility room/storage area. To the first floor the landing provides access to three bedrooms, bathroom and separate w.c.

Further features of this property include larger than expected rear gardens which are laid to lawn, with colourful bedding and patio. There is a service road to the rear providing unrestricted on-street parking and the front garden looks over a green.

This property would make a great first home, with room for young families and an early internal viewing comes highly recommended.



### ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor with understair alcove, doors to lounge and kitchen.

### LOUNGE

12'11" reducing to 10'11" x 14'7" (3.95 reducing to 3.35 x 4.46)

Contemporary electric flame effect fire and surround. Radiator and double glazed window to the front.

### KITCHEN

11'5" x 9'5" (3.5 x 2.88)

Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl ceramic sink unit with drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Double glazed window to rear, door to rear lobby and door to dining room.

### DINING ROOM

9'5" x 7'10" (2.88 x 2.41)

Radiator and double glazed window to the rear.

### REAR LOBBY

4'7" x 4'4" (1.4 x 1.33)

UPVC double glazed window and door to rear garden and door to utility room/store.

### UTILITY ROOM

9'6" x 4'11" (2.9 x 1.5)

Light and power and window.

### FIRST FLOOR LANDING

Doors to bedrooms, bathroom and separate w.c. Hatch and ladder to partially boarded loft.

### BEDROOM 1

11'9" x 10'11" (3.6 x 3.34)

Radiator and double glazed window to the front.

### BEDROOM 2

11'10" x 9'5" (3.61 x 2.88)

Radiator and double glazed window to the rear.

### BEDROOM 3

8'10" x 8'2" reducing to 4'5" (2.71 x 2.51 reducing to 1.36)

Fitted cupboard, radiator and double glazed window to the front.

### BATHROOM

Incorporating a two piece suite comprising pedestal wash hand basin and panel bath with electric shower over. heated towel rail, tiling to walls and double glazed window.

### SEPARATE W.C.

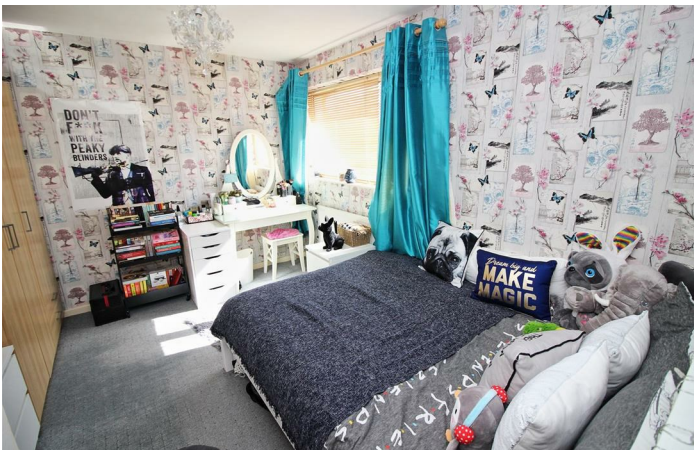
House a low flush w.c. Double glazed window.

### OUTSIDE

To the front, the garden is partially enclosed with hedged boundaries and bedding. The rear garden is of a generous size, laid mainly to lawn with colourful bedding, paved pathway and patio area. At the foot of the plot is a garden shed, gravel beds and seating area. Pedestrian gate leading to the service road.

### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Take the right fork onto Hickins Lane, turning third left onto Melbourne Road. Continue along the road, looking for Denver Court, which is found on the left and either proceed along the service road where the property can be found towards the end, identified by our For Sale Board, or alternatively park in the layby on Melbourne Road and proceed on foot where the property can be found a little way along opposite the green and identified by our For Sale Board.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		76	
(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			
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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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