



Brookhill Street  
Stapleford, Nottingham NG9 7GN

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£245,000 Freehold**



A traditionally styled and constructed, three-bedroom semi-detached house.

Benefitting from an open plan kitchen diner to rear, this well-presented property, is situated in an established and sought-after residential location, conveniently for the town of Stapleford, excellent transport links such as the A52 and M11, and schooling for all ages.

In brief the internal accommodation comprises: entrance hall, sitting room and open plan kitchen diner to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing car standing, and to the rear there is a private generous primarily lawned South facing garden with patio and stocked borders.

Considered an ideal opportunity for a first time buyers, investor, or a family purchaser, and demonstrating further potential, subject to the necessary consents, this property is well worthy of an internal viewing in order to be fully appreciated.



Recess porch with tiled flooring shelters the UPVC double glazed entrance door with flanking windows.

#### Entrance Hall

Radiator, and stairs to the first floor landing.

#### Sitting Room

16'6" x 11'3" (5.04 x 3.45)

UPVC double glazed bay window, radiator and a fuel effect gas fire with Adam-style surround.

NB: Potential purchasers should note that the current vendors have never used this gas fire or had it tested.

#### Kitchen Diner

18'11" x 8'5" (5.78 x 2.59)

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, integrated electric oven with inset induction hob above and extractor fan over, plumbing for a washing machine, useful under stair cupboard with wooden window, UPVC double glazed window, patio doors to the rear garden and further door to the exterior.

#### First Floor Landing

UPVC double glazed window and loft hatch.

#### Bedroom One

10'6" x 10'4" (3.21 x 3.17)

UPVC double glazed window and radiator.

#### Bedroom Two

12'2" x 10'3" (3.73 x 3.13)

UPVC double glazed window, radiator, store cupboard and further cupboard housing the 'Worcester' boiler.

#### Bedroom Three

7'5" x 6'4" (2.27 x 1.95)

UPVC double glazed window and radiator.

#### Bathroom

6'5" x 5'9" (1.96 x 1.77)

Fitted with a low level WC, pedestal wash hand basin, bath with 'Mira' shower over, fully tiled walls, UPVC double glazed window and wall mounted heated towel rail.

#### Outside

To the front, the property has a drive providing car standing, and gated access to the rear. To the rear the property has a generous and mature garden with an outside tap, yard/patio area, lawn, stocked beds and borders, timber shed and two brick stores, one of which has power.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

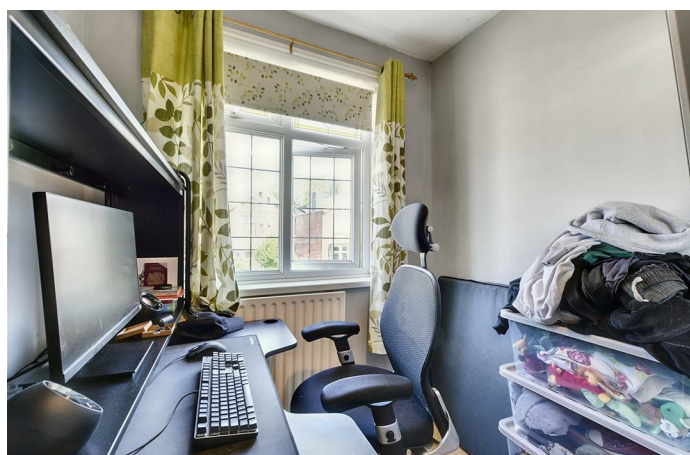
Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

#### Council Tax

Broxtowe Borough Council Band B.

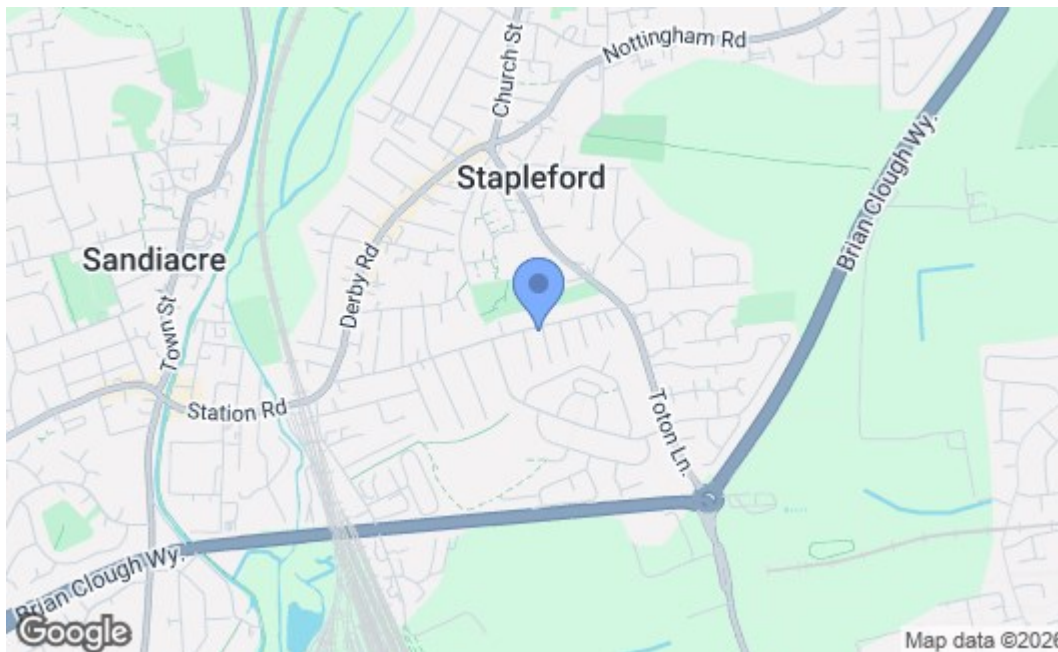
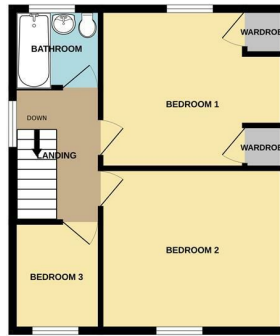




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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