Robert Ellis

look no further. . .

Mill Road

Stapleford, Nottingham NG9 8GD

TWO DOUBLE BEDROOM VICTORIAN
SEMI DETACHED HOUSE

£185,000 Freehold

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TUCKED AWAY FROM THE HUSTLE AND BUSTLE OF EVERY DAY LIFE IS THIS TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE.

This property sits adjacent to open farmland and the garden has uninterrupted views over this to the side, yet far from being isolated, it is within walking distance of Stapleford town centre, offering a variety of shops and amenities and good public transport links.

This particularly well maintained property comes to the market in ready to move into condition with the benefit of gas fired central heating served from a combination boiler and uPVC double glazed windows.

The internal accommodation briefly comprises lounge, separate dining room and modern fitted kitchen with a rear porch leading to the garden. The first floor then provides access to the two bedrooms and spacious modern fitted bathroom.

Offered for sale with no upward chain, only on viewing this property can the accommodation and location be fully appreciated.

LOUNGE
14'11" x 12'7" (4.57 x 3.86)
Feature polished stone fireplace with electric flame effect fire and fitted bookshelves to either side of the fireplace into alcoves. Radiator, double glazed window and front entrance door.

INNER HALLWAY
Understairs storage cupboard and door to dining room.

DINING ROOM
12'8" x 12'0" (3.87 x 3.66)
Door to staircase, radiator, double glazed window to the side and rear and door to kitchen.

KITCHEN
12'7" x 9'3" (3.85 x 2.82)
Incorporating a range of modern fitted wall, base and drawer units with contrasting work surfacing and inset 1½ bowl sink unit with single drainer. Built-in in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher and additional appliance space. Double glazed window and door to rear porch.

REAR PORCH
UPVC double glazing with door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM 1
12'1" x 11'10" (3.69 x 3.62)
Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator and double glazed window to the front.

BEDROOM 2
12'2" x 9'8" (3.71 x 2.96)
Fitted bedroom furniture including wardrobes and drawers. Radiator and double glazed window to the rear.

BATHROOM
12'7" x 7'8" (3.86 x 2.34)
Incorporating a modern and contemporary four piece suite comprising wash hand basin with vanity unit, low flush w.c., shower cubicle and panel bath. Cupboard housing gas boiler (for central heating and hot water), towel rail and double glazed window. Under floor heating.

OUTSIDE
Enclosed plot with walled in front garden laid mainly to block paving with inset artificial lawn bed. Pedestrian gate and wrought iron vehicle gates leading to off-street parking and ATTACHED BRICK BUILT GARAGE with electric up and over door, light and power. There is gated pedestrian access at the side of the house leading to the enclosed rear garden, block paved patio and a substantial area of artificial lawn with raised planters to one side and mature fruit trees. At the foot of the plot is a summer house.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights turning left onto Church Street. Follow the road along. taking the first available left onto Mill Road, identified by the Fish and Chip shop. Continue to the end of Mill Road, bearing right onto the unadopted road, where the property can be found on the right hand side.

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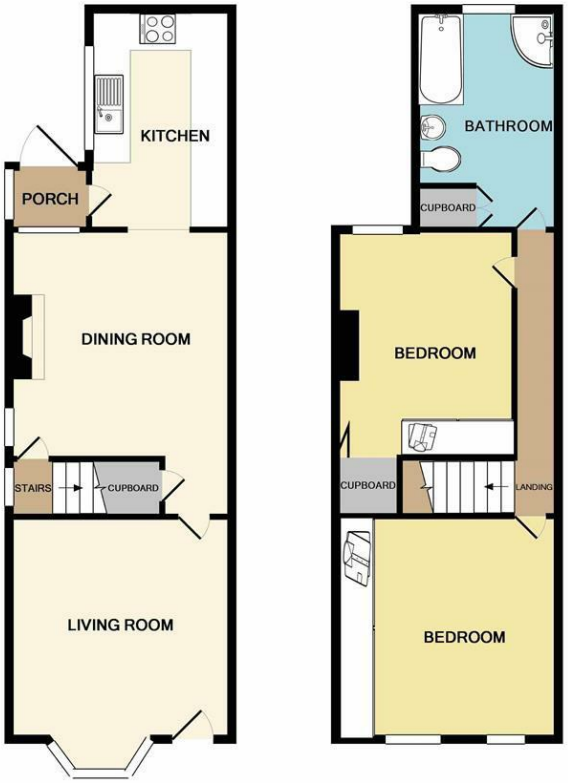

MILL ROAD, STAPLEFORD, NG9 8GD

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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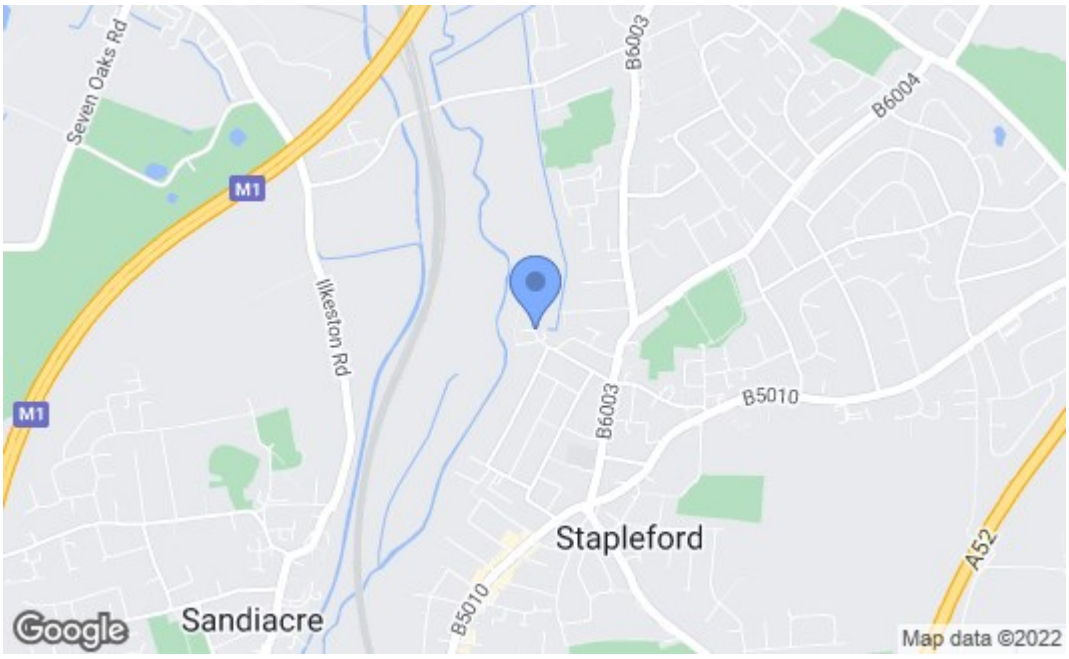

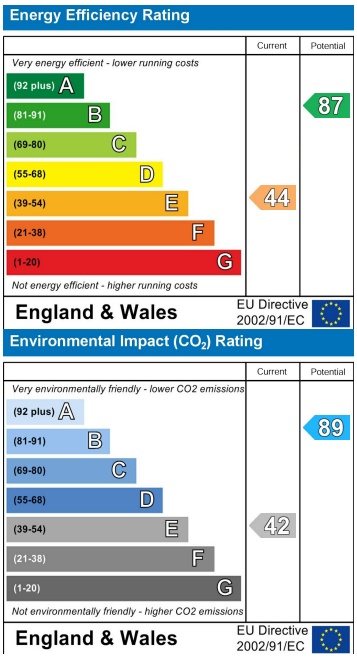

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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