



**Melbourne Road  
Stapleford, Nottingham NG9 8LZ**

**£110,000 Leasehold**

**0115 949 0044**



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## A TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE.

This surprisingly spacious property benefits from gas fired central heating, double glazed windows and enclosed balcony with UPVC double glazing and useful loft storage.

Located in a block of four properties, with a secure communal entrance door, accessed via a telephone entry system, there are two useful ground floor brick stores, and the property owns an open plan lawn garden to the front. Situated within a residential suburb on the outskirts of Stapleford, within walking distance of a regular bus service and with easy access to the town centre itself, offering a variety of shops and facilities and good road networks, including the A52 for Nottingham, Derby and junction 25 of the M1 Motorway.

The accommodation comprises entrance hall with access to the enclosed balcony, breakfast kitchen and living room, beyond which is an inner hallway to the two double bedrooms and bathroom/w.c.

Ideally suited to first time buyers and those wishing to downsize and will also make a fantastic long term buy to let opportunity. Only on viewing the property can the space be fully appreciated.



## COMMUNAL ENTRANCE LOBBY

Accessed via a secure telephone entry system front door, with stairs lead to the first floor where a landing provides access to the front door.

## ENTRANCE HALL

Composite glazed front entrance door, wooden door to enclosed balcony, door to breakfast kitchen, door to living room and walk-in closet housing Glow-Worm gas boiler (for central heating and hot water.)

## ENCLOSED BALCONY

11'2" x 6'0" (3.42 x 1.83)

UPVC double glazed windows, power and light.

## BREAKFAST KITCHEN

11'1" x 8'8" (3.4 x 2.65)

Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing and space for washing machine and appliance space. Radiator and double glazed window to the front.

## LIVING ROOM

14'11" x 11'5" (4.56 x 3.5)

Radiator, double glazed window to the rear and door to inner hallway.

## INNER HALLWAY

Doors to bedrooms and bathroom. Hatch and ladder to loft space which has flooring and panelling to roof and light.

## BEDROOM I

12'0" x 10'7" (3.68 x 3.24)

Built-in cupboard, radiator and double glazed window to the rear.

## BEDROOM 2

12'11" x 8'4" (3.94 x 2.56)

Radiator and double glazed window to the front.

## BATHROOM

8'6" x 5'6" (2.6 x 1.7)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and 'P' shaped shower/bath with shower and screen over. Partially tiled walls, radiator and double glazed window.

## OUTSIDE

The property benefits from an open plan front garden, laid to lawn. The property also benefits from a secure store within the communal entrance lobby and an additional secure brick store to the rear elevation.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road and at the mini traffic island turn right onto Ilkeston Road, taking the first right onto Melbourne Road and continuing up the street where the property can be found in the right hand corner, identified by our For Sale Board.

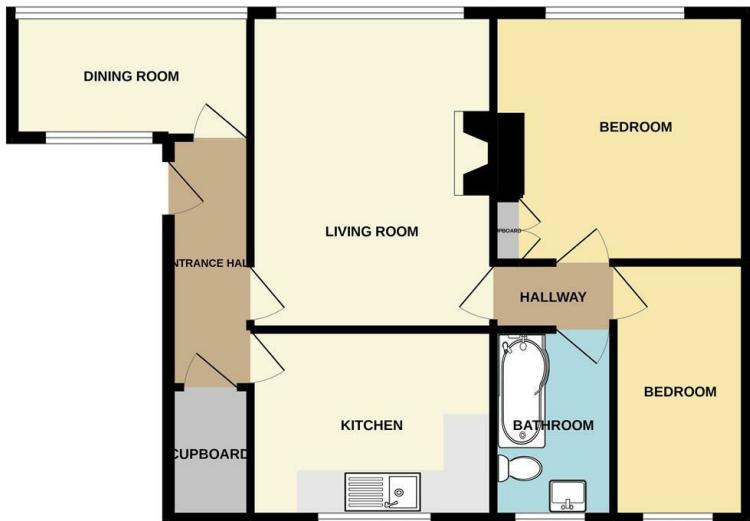
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## AGENTS NOTE

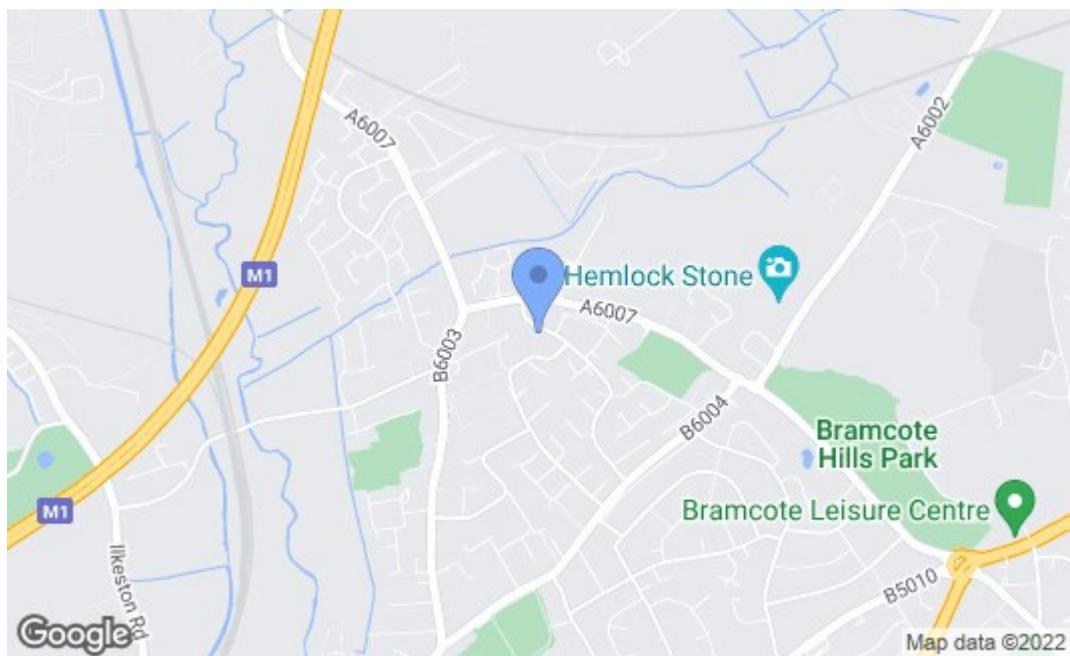
The property is held Leasehold for a term of 125 years from 2003 at an annual ground rent of £10.00. The current service charge is £268.84. This information should however be confirmed by your acting solicitor prior to completion.



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA - 687 sq ft. (63.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

75

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		

67

England & Wales 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.