Robert Ellis

look no further. . .

William Road
Stapleford, Nottingham NG9 8ES

A VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS TOWN CENTRE POSITION. OFFERED FOR SALE WITH NO UPWARD CHAIN.

£219,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS VICTORIAN THREE BEDROOM TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED A STONE'S THROW AWAY FROM THE TOWN CENTRE.

With accommodation over two floors, the ground floor comprises open porch to entrance hall, living room, dining room and kitchen with understairs pantry. The first floor landing provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a recently installed combi boiler, double glazing, re-wiring (approximately 10 years ago), and enclosed garden space to the rear.

The property is situated a stone's throw away from the shops and services within Stapleford town centre. There is also easy access to good schooling for all ages nearby, such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are good transport links on the doorstep, such as the i4 bus service, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing.

PORCH
3'2" x 2'11" (0.98 x 0.89)
uPVC panel and double glazed stained glass front entrance door and further panel and glazed door to hallway. Tiling to dado height.

ENTRANCE HALL
12'9" x 3'3" (3.89 x 1.00)
Staircase rising to the first floor, radiator, laminate flooring, decorative molded archway coving, door to dining room.

LOUNGE
12'2" x 11'10" (3.71 x 3.62)
Double glazed windows to the front, radiator, decorative coving, media points, matching to the dining room laminate flooring, central chimney breast wall.

DINING ROOM
13'1" x 12'3" (3.99 x 3.75)
Double glazed windows to the side and rear, matching to the hallway laminate flooring, radiator, tiled fireplace with coal effect fire, double doors to lounge.

KITCHEN
9'10" x 9'4" (3.02 x 2.87)
Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating counter-level single sink and draining board with central mixer tap and tiled splashbacks. Fitted counter level four ring gas hob with double oven beneath, plumbing for washing machine, space for fridge/freezer, double glazed window to the side, uPVC panel and double glazed exit door to the garden, radiator, tiled floor, spotlights, useful understairs storage pantry with a continuation of the floor tiles, power points, lighting.

FIRST FLOOR LANDING
Doors to all three bedrooms and bathroom.

BEDROOM ONE
13'2" x 9'10" (4.03 x 3.01)
Double glazed window to the rear, radiator.

BEDROOM TWO
12'11" reducing to 8'1" x 12'2" (3.95 reducing to 2.47 x 3.72)
Double glazed window to the front, radiator.

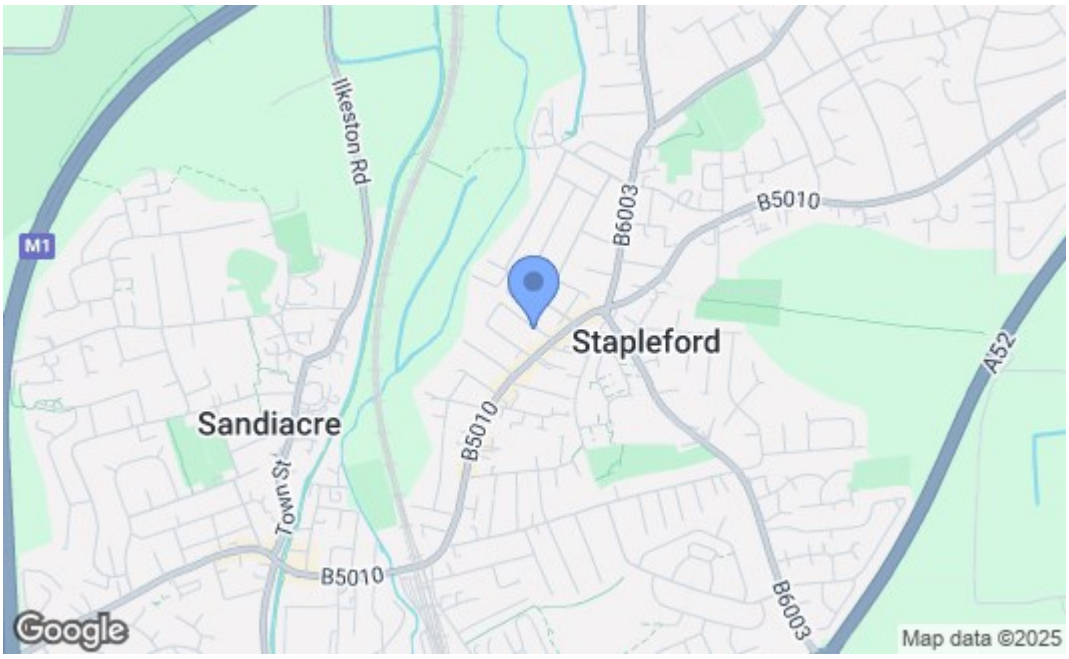
BEDROOM THREE
12'2" x 7'4" (3.71 x 2.24)
Double glazed window, radiator.

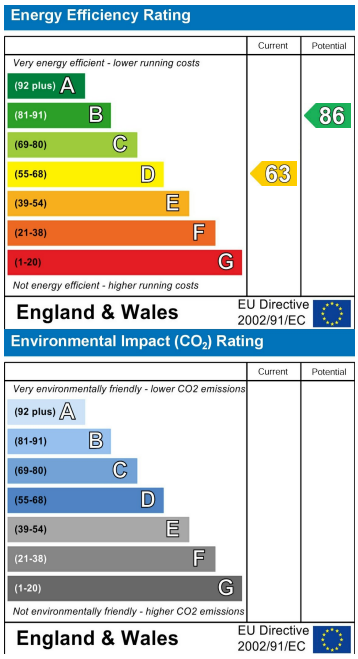
BATHROOM
9'10" x 8'11" (3.00 x 2.74)
Spacious four piece suite comprising panel bath with central mixer tap and tiled splashbacks, separate double size tiled and enclosed shower cubicle with mains shower and glass shower screens, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Boiler cupboard housing the Baxi gas fired combination boiler (installed approximately 2.5 years ago), double glazed window to the rear, spotlights, extractor fan, loft access point.

OUTSIDE
To the front of the property there is a picket style fence and wrought iron gate, pathway providing access to the front entrance door, pedestrian access leading down the side of the property to the rear.

TO THE REAR
The rear garden is of an overall good proportion with fencing and brick wall enclosing the boundary lines, an initial paved patio seating area (ideal for entertaining) with useful external brick store and working outside WC. The garden then leads out to a lawn section with planted borders housing a variety of bushes, shrubbery, trees and plants.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking a right hand turn onto William Road. The property can then be identified on the left hand side, identified by our For Sale board.





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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