



Alexandra Street  
Stapleford, Nottingham NG9 7ED

A TWO DOUBLE BEDROOM END  
TERRACED HOUSE.

**£180,000 Freehold**



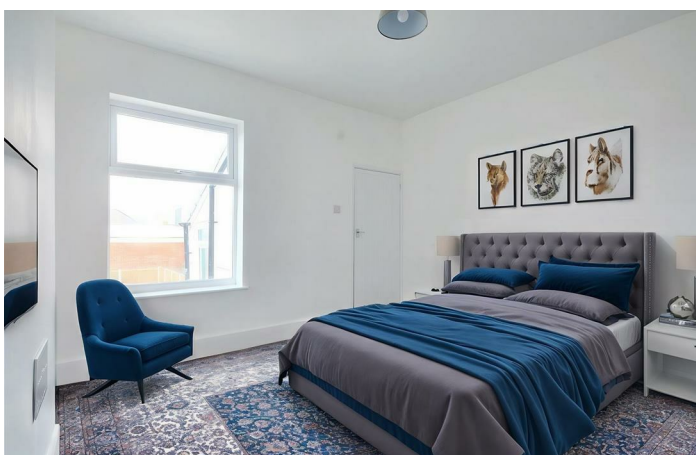
We are pleased to offer for sale this refurbished and modernised two double bedroom end terraced house.

This surprisingly spacious property comes to the market in a ready to move into condition and will make a fantastic first home with just your furniture to arrange.

Features on this property include a brand new fitted kitchen and bathroom, many re-plastered walls and ceilings, decorated to a neutral/contemporary style complimented with new floor coverings throughout. The property is centrally heated by a combination boiler and has double glazed windows.

The good sized rear gardens have been newly landscaped and have useful outbuildings. Situated on a no-through residential street, a stone's throw from Stapleford town centre which offers a good variety of shops and facilities and regular bus service linking Nottingham and Derby via Beeston and QMC.

This turn-key property is truly deserving of an early internal viewing.



## LIVING ROOM

11'11" x 11'5" (3.65 x 3.48)

Radiator, double glazed window and door to the front.

## INNER HALLWAY

Stairs to the first floor and door to dining kitchen.

## DINING KITCHEN

20'4" reducing to 11'4" x 12'0" reducing to 5'6" (6.21 reducing to 3.46 x 3.67 reducing to 1.68)

This spacious room is great for entertaining with a generous dining area opening through to the kitchen. In the dining area there is an understairs store cupboard, radiator and double glazed window to the rear. The kitchen area comprises a newly fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob, extractor over. Plumbing and space for washing machine, appliance space, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to the bedrooms.

## BEDROOM ONE

11'10" x 11'5" (3.63 x 3.48)

Overstairs store cupboard, radiator, double glazed window to the rear. Door to bathroom.

## BEDROOM TWO

11'5" x 11'10" (3.48 x 3.63)

Useful over stair store cupboard, radiator, double glazed window to the rear.

## BATHROOM

Incorporating a newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC, panel bath with shower over. Heated towel rail and cupboard housing 'Worcester' gas combination boiler (for central heating and hot water). Double glazed window.

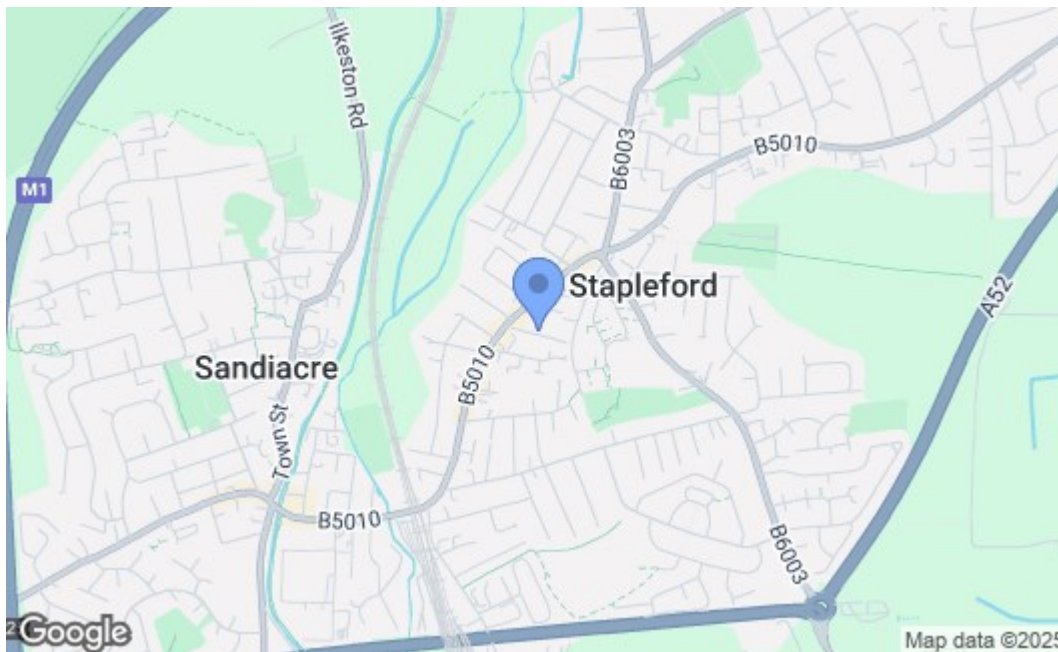
## OUTSIDE

To the front there is a small walled-in garden with recently laid Indian stone paving. There is pedestrian access at the side of the house leading to the rear garden where there is

a yard area with twin brick outbuildings and the main garden has recently been landscaped with new turf.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(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	
<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	

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.