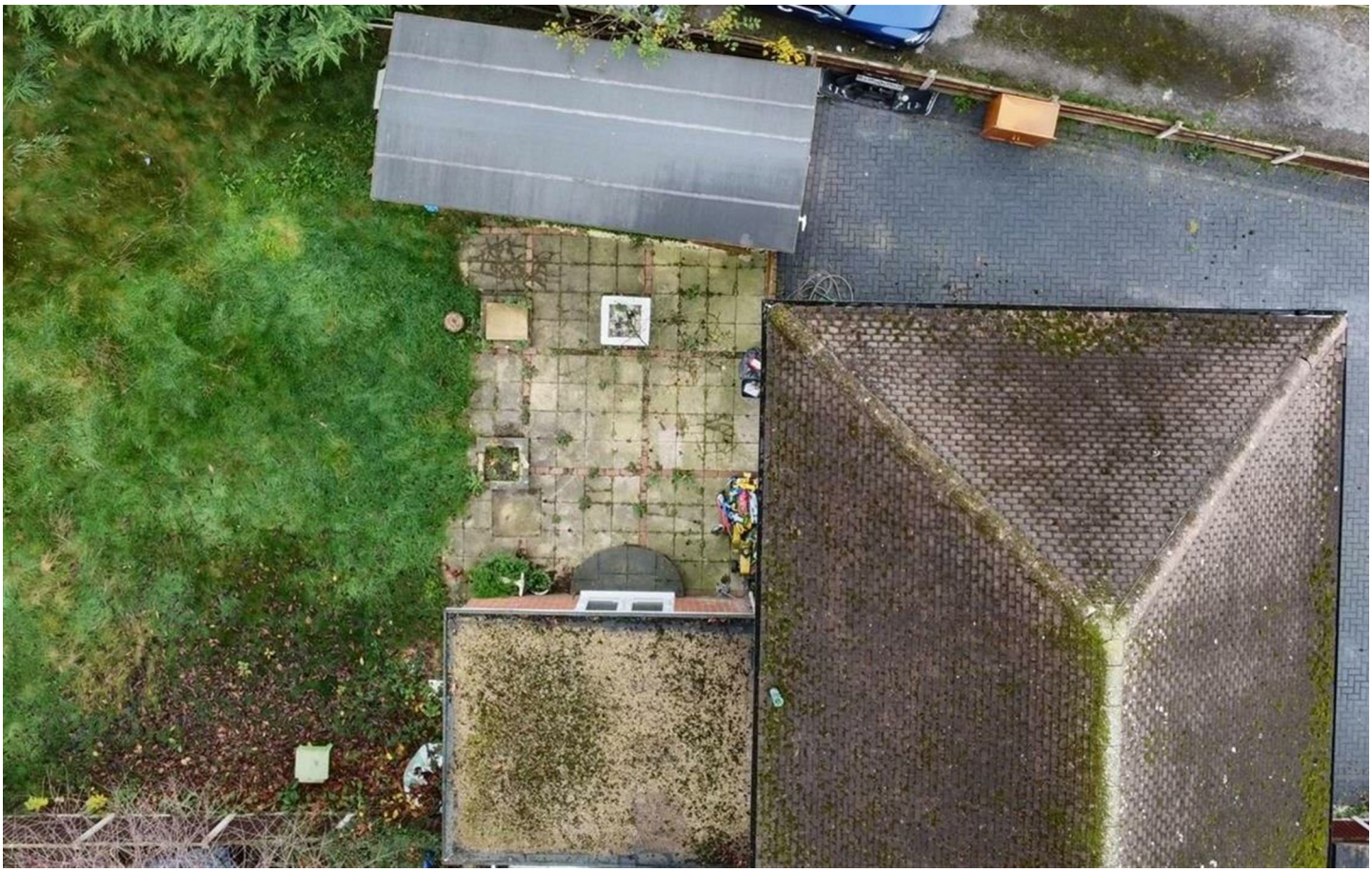
Robert Ellis

*look no further. . .*

Central Avenue
Stapleford, Nottingham NG9 8PR

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**Guide Price £200,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

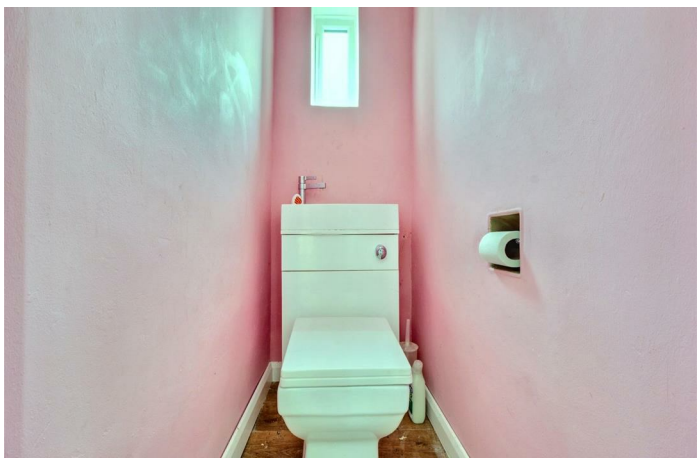
With generous accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious living room, dining room, study and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from double glazing, ample off-street parking, detached garage and generous garden to the rear.

As previously mentioned, the property is in need of general modernisation and improvement throughout. However, the property is located in this favourable residential area of Stapleford within close proximity of excellent nearby schooling for all ages, good transport links such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a variety of outdoor space such as Central Avenue play area, Bramcote Hills Park and Ilkeston Road recreational ground.

We believe the property will make an ideal first time buy, young family home or investment opportunity and we therefore highly recommend an internal viewing.



## ENTRANCE HALL
7'7" x 4'7" (2.33 x 1.41)
Composite and double glazed front entrance door with double glazed windows to either side of the door, laminate flooring, meter cupboard box, staircase rising to the first floor, doors to living room and WC, open access to the study.

## GROUND FLOOR WC
Dual combined wash hand basin with mixer tap and push flush WC beneath. Double glazed window to the side, laminate flooring (matching the hallway).

## STUDY
9'8" x 8'5" (2.97 x 2.57)
Double glazed window to the side, useful understairs storage space, laminate flooring, panel and glazed door into the kitchen.

## KITCHEN
12'7" x 8'10" (3.86 x 2.71)
The kitchen comprises a matching range of base and wall storage cupboards with roll top work surfaces incorporating one and half bowl sink unit with draining board and central mixer tap. Tiled splashbacks, fitted four ring hob with oven beneath, space and plumbing for under-counter kitchen appliances, further space for full height fridge/freezer, glass fronted crockery cupboards, two useful storage cupboards with shelving, door into the living room, double glazed window to the rear (with fitted blinds), additional double glazed window to the side, plug sockets with USB charging points, uPVC panel and double glazed exit door to the outside.

## LOUNGE
21'3" x 10'10" (6.49 x 3.31)
Double glazed window to the front (with fitted blinds), laminate flooring (matching the living room), opening through to the dining room, chimney breast with provision for open fire, coving.

## DINING ROOM
14'1" x 10'4" (4.30 x 3.16)
Two uPVC double glazed exit doors to the outside, one to the side, one to the rear, wall light points, coving.

## FIRST FLOOR LANDING
Loft access point, double glazed window to the rear (with fitted blind), doors to all bedrooms, bathroom and separate WC, laminate flooring.

## BEDROOM ONE
12'7" x 11'9" (3.85 x 3.59)
Double glazed window to the front (with fitted blinds), laminate flooring, coving.

## BEDROOM TWO
11'1" x 10'10" (3.39 x 3.32)
Double glazed window to the front (with fitted blinds), laminate flooring.

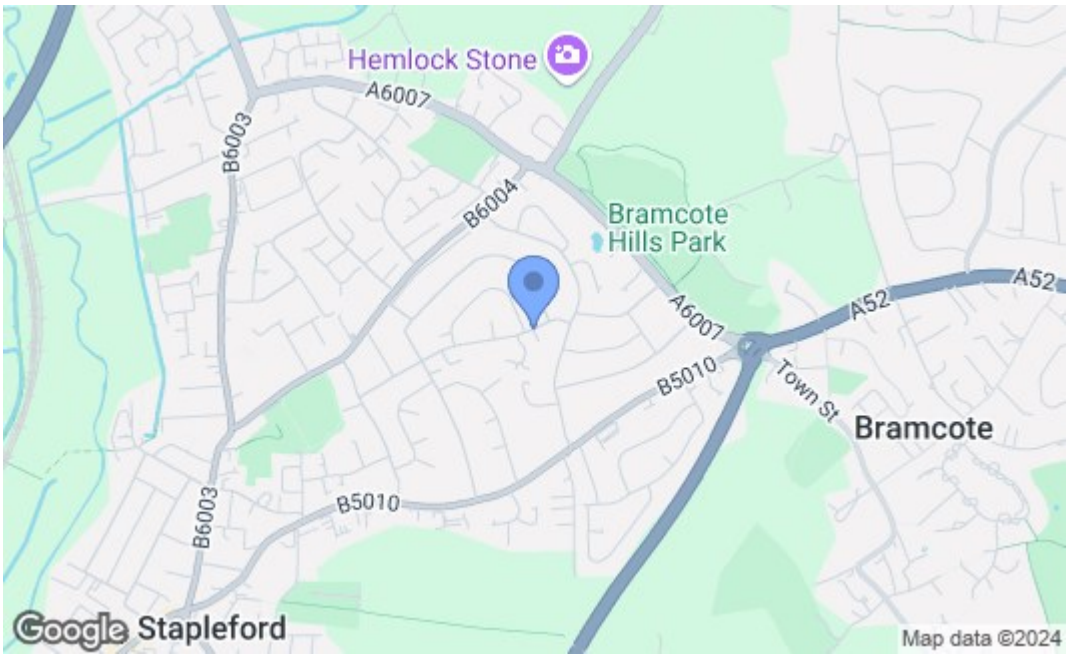
## BEDROOM THREE
8'11" x 8'2" (2.72 x 2.49)
Double glazed window to the rear (with fitted blinds), laminate flooring, coving.

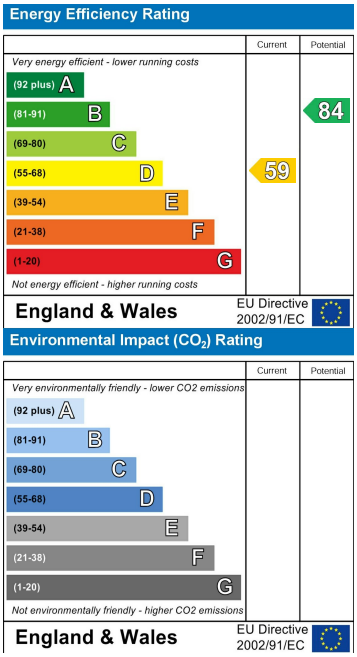
## BATHROOM
8'0" x 6'4" (2.46 x 1.95)
Two piece suite comprising panel spa bath with multi-jet shower system with sliding glass screen and door, wash hand basin with mixer tap and storage cabinets beneath. Two double glazed windows to the rear, tiling to the walls and floor, airing cupboard housing the hot water cylinder with shelving above.

## SEPARATE WC
5'0" x 2'8" (1.54 x 0.82)
Housing a push flush WC, double glazed window to the rear.

## OUTSIDE
Lowered kerb entry point to a spacious driveway to the front and side of the property providing ample off-street parking spaces for cars, vehicles, work vans, etc. There is then access to the detached garage via double doors and pedestrian gated access which then leads into the rear garden. The rear garden is of a good overall size and offers a paved patio area accessed via the kitchen and dining room double glazed doors. This then leads onto a generous garden lawn screened by mature hedgerows and conifers to the boundary line. Within the garden there is an opening to a covered seating area to the rear of the garage, as well as a timber storage shed. There is also external lighting points and water tap.

## DIRECTIONAL NOTE
From our Stapleford Branch, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue in the direction of Bramcote, before taking a left hand turn after the "Welcome to Bramcote" street sign onto Ewe Lamb Lane. Take a left turn onto Central Avenue and the property can be found on the right hand side.




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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