



**Wesley Place**  
**Stapleford, Nottingham NG9 8DP**

**£180,000 Freehold**

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE AS  
AN INVESTMENT OPPORTUNITY WITH  
TENANT IN-SITU PAYING £700 PCM.



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This property has been well maintained and in a good overall condition with features including gas central heating from a combination boiler, double glazed windows and has had a roof replacement in recent times. Further features include gated off street parking and easy to maintain landscaped rear gardens.

The accommodation comprises entrance hall, lounge and open plan dining kitchen. First floor to two double bedrooms and bathroom/w.c. The property is conveniently situated within walking distance of Stapleford town centre and all the amenities offered therein as well as the recently opened Aldi and a regular bus service linking Nottingham and Derby as well as Beeston, Nottingham University and Queens Medical Centre.

Initially to be sold with a tenant in-situ, this would make a great long term buy to let for either a new or seasoned property investor.



### Entrance Hall

Double glazed front entrance door, radiator, stairs to first floor. Door to:

### Lounge

13'4" x 12'0" approx (4.08m x 3.67m approx)

Radiator, understairs store cupboard housing gas combination boiler (for central heating and hot water). Double glazed bay window to the front.

### Dining Kitchen

15'3" x 10'1" approx (4.67m x 3.08m approx)

Incorporating a fitted range of wall, base and drawer units with roll edged work surfacing and inset 1 1/2 bowl stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Radiator, double glazed window and door to rear.

### First Floor Landing

Double glazed window, doors to:

### Bedroom 1

13'6" into bay x 12'0" approx (4.13m into bay x 3.67m approx)

Ornate cast iron fireplace, recess over stairs housing shower cubical, radiator, double glazed bay window to the front.

### Bedroom 2

7'9" x 7'6" approx (2.38m x 2.29m approx)

Radiator, double glazed window to the rear.

### Bathroom

8'9" x 6'11" approx (2.69m x 2.11m approx)

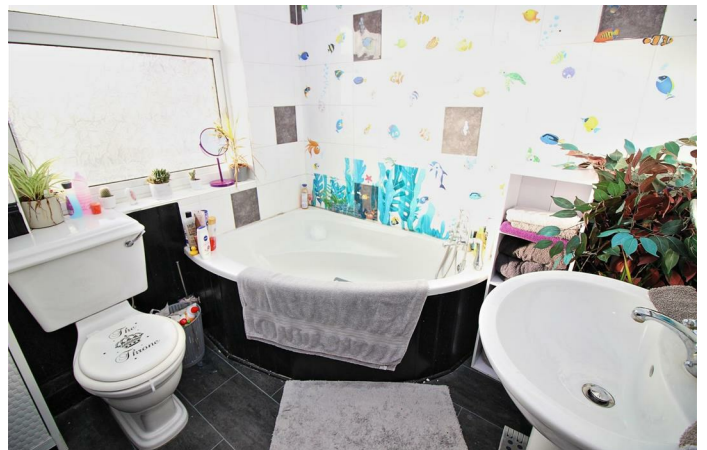
Three piece suite comprising wash hand basin, low flush w.c. and corner bath with mixer shower attachment over. Partially tiled walls, double glazed window.

### Outside

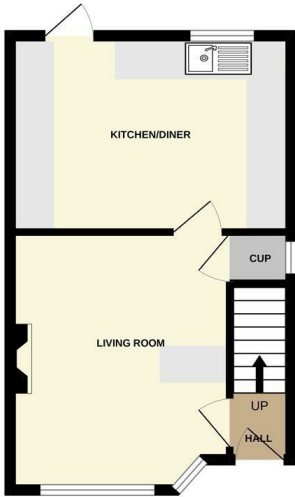
The property is set back from the road with a walled and fenced in front garden with wrought iron gates leading to off street parking. There is a shared open drive at the side of the property. The rear garden is enclosed, landscaped with ease of maintenance in mind with patio, area laid to artificial lawn and garden shed.

### Directions

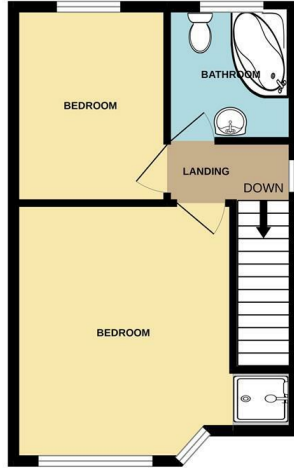
From our Stapleford branch on Derby Road proceed to The Roach traffic lights. Continue over to Nottingham Road. Immediately after the Aldi supermarket turn left onto Pinfold Lane and turn immediately right onto Wesley Place. Continue along the road where the property can be found on the left hand side identified by our for sale board.



GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such for 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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