



Cliff Hill Avenue  
Stapleford, Nottingham NG9 7HD

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**£190,000 Freehold**



A SURPRISINGLY SPACIOUS TWO DOUBLE BEDROOM MID TERRACED HOUSE.

This property offers many features including an attractive block paved forecourt providing parking for two vehicles and particularly good size landscaped rear gardens with patio, lawn and a south-easterly aspect.

The property benefits from gas fired central heating served from a combination boiler (fitted in 2020), and double glazing. A particular feature of this property is the contemporary open plan feel to the ground floor with a through-lounge/diner that opens through with a breakfast bar to the modern fitted kitchen.

Conveniently situated a stone's throw from Stapleford town centre which has recently been awarded £21.1m of government funding to improve and enhance local facilities. The town currently has a number of national and local retailers, and there are local amenities, as well as highly regarded schools for all ages. There are great transport links with a regular bus service linking Nottingham and Derby, and approximately half a mile away is the A52 and the Nottingham Park and Ride for the Nottingham Express Tram.

Ready to move into, this property would make a fantastic first home, also great for those looking to downsize, and a long term buy to let investment opportunity.



## ENTRANCE PORCH

Double glazed window, front entrance door. Further door and window leading to the hallway.

## HALLWAY

Stairs to the first floor.

## OPEN PLAN LIVING/DINING KITCHEN

LOUNGE/DINER 6.16m x 3.47m - two radiators, double glazed windows to the front and rear, open to kitchen.

KITCHEN 3.25m x 1.70m - incorporating a modern fitted range of wall, base and drawer units, rolled edge work surfacing with matching breakfast bar, an inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Gas combination boiler (for central heating and hot water purposes). Plumbing and space for washing machine and dishwasher. Double glazed window and door to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'6" x 11'1" (3.52 x 3.40)

Radiator, double glazed window to the rear.

## BEDROOM TWO

11'5" x 8'5" (3.48 x 2.58)

Radiator, double glazed window to the front.

## BATHROOM

8'6" x 5'10" (2.6 x 1.8)

Incorporating a modern white three piece suite comprising wash hand basin, low flush WC and panel bath with thermostatic controlled shower over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with a block paved forecourt providing parking for two vehicles. The rear gardens are enclosed and of generous size with two patio areas and lawn.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Pass over the traffic lights and

shortly after look for and turn right onto Cliff Hill Avenue and follow the road along. The property can be found on the left hand side identified by our For Sale Board.

Ref. 7634PS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(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	

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.