Robert Ellis

look no further. . .

Copeland Avenue
Stapleford, Nottingham NG9 8DQ

A THREE BEDROOM END TERRACED FIRST TIME BUY OR FAMILY HOME

£165,000 Freehold

LOOKING FOR A FIRST HOME OR FAMILY HOME, THIS IS THE ONE FOR YOU! A THREE BEDROOM END TERRACED FAMILY HOME WITHIN EASY ACCESS OF BUSES, SCHOOLS AND SHOPS, IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY

With accommodation over two floors comprising entrance hall, lounge, kitchen and dining room to the ground floor. The first floor landing provides access to three good size bedrooms and a four piece family bathroom.

The property benefits from double glazing and gas central heating throughout and outside there is off-road parking for several cars, garage and private rear garden.

Stapleford town centre is within five minutes drive and offers a diverse range of shops, restaurants and cafes. There are great local transport links, with two parks within easy walking distance, and Bramcote Leisure Centre is only a few minutes away offering a range of sports activities. There are also excellent local schools and colleges, also close by including George Spencer Academy, Bramcote Park, Albany Junior and Fairfield Academy.

Internal viewing strongly recommended

ENTRANCE HALL
9'6 x 5'10 (2.90m x 1.78m)
Double glazed entrance door, tiled flooring, gas central heating, radiator, opaque window to the front, understairs cupboard and door to:

KITCHEN
15'5 x 7'2 (4.70m x 2.18m)
The kitchen is equipped with a range of matching fitted base and wall storage cupboards with roll top work surfacing, tiled splashbacks, space for under-counter fridge and freezer, washing machine, integrated electric oven and hob and window to the front.

DINING AREA
10'5 x 5'10 (3.18m x 1.78m)
Central heating radiator, double glazed door and window to the rear.

LOUNGE
18'10 x 11'8 (5.74m x 3.56m)
Double glazed window to the rear, carpeted flooring, radiator, feature gas fire with surround.

FIRST FLOOR LANDING
9'2 x 7'2 (2.79m x 2.18m)
Double glazed window to the front, carpet flooring to both stairs and landing and airing cupboard. Doors to:

BATHROOM
10'2 x 6'2 (3.10m x 1.88m)
White four piece bathroom suite comprising wood panel bath, electric shower cubicle, low flush w.c. and two opaque double glazed windows to the front.

BEDROOM 1
11'9 x 10'2 (3.58m x 3.10m)
Double glazed window to the rear, radiator and carpet flooring.

BEDROOM 2
13'1 x 8'2 (3.99m x 2.49m)
Double glazed window to the rear, radiator and carpet flooring.

BEDROOM 3
9'10 x 7'2 (3.00m x 2.18m)
Double glazed window to the front, carpet flooring and radiator.

ATTIC
19'9 x 13'1 (6.02m x 3.99m)
Fully boarded and housing the combination boiler.

OUTSIDE
To the front of the property is a driveway for at least two to three cars and a single garage. There is side access to the rear garden which has the benefit of two power sockets to the rear elevation, decked area, leading to an area laid mainly to lawn with borders and fencing surrounding the boundaries.

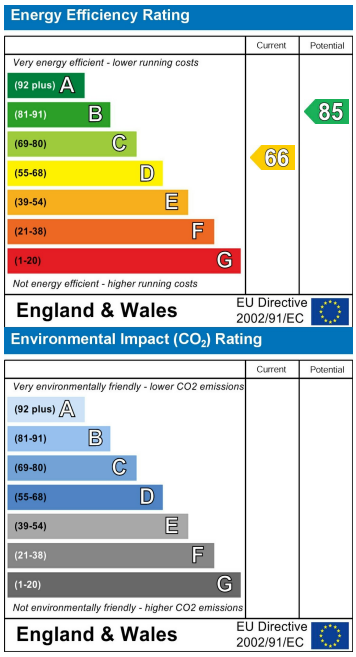
SINGLE GARAGE
16'4 x 12'1 (4.98m x 3.68m)
Approached via up and over door with power and lighting.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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 by 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.
Made with Metropix ©2021



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044