

Wellington Street  
Stapleford, Nottingham NG9 7BE

**£165,000 Freehold**

A TASTEFULLY RENOVATED TWO  
BEDROOM MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



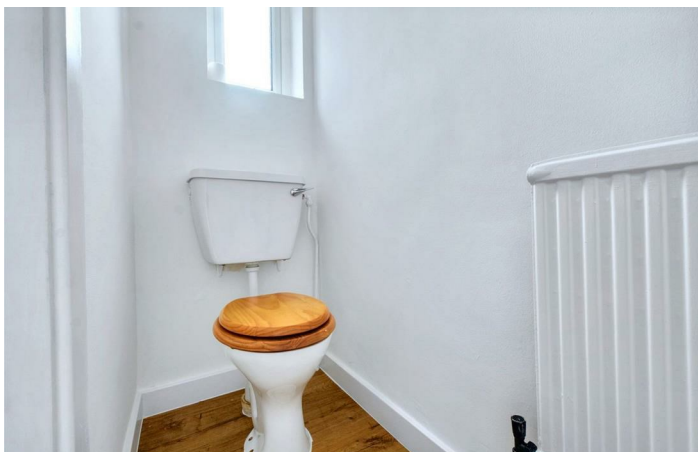
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TASTEFULLY RENOVATED TWO BEDROOM, TWO RECEPTION ROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED NO-THROUGH ROAD RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises living room, dining room, kitchen, rear lobby and WC. The first floor landing provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and garden space to the rear.

The property is situated in this popular residential location within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to great transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## LIVING ROOM

14'11" max × 12'2" (4.57 max × 3.71)

uPVC panel and double glazed front entrance door with double glazed window above the door. Double glazed window to the front, media points, wall light points, gas and electricity meter cupboard boxes, radiator, recently laid laminate flooring, staircase rising to the first floor with decorative wrought iron railing banister. Georgian-style panel and glazed door leading through to the dining room.

## DINING ROOM

12'2" × 11'11" (3.72 × 3.64)

Double glazed window to the rear, radiator, laminate flooring, useful understairs storage space with lighting. Archway opening through to the kitchen.

## KITCHEN

12'4" × 6'4" (3.76 × 1.94)

The kitchen comprises a matching range of handle-less fitted, soft-closing base storage cupboards and drawers with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, space for cooker and under-counter washing machine space, further space for full height fridge/freezer, double glazed window to the side, extractor fan, laminate flooring. Door to rear lobby.

## REAR LOBBY

6'9" × 2'8" (2.08 × 0.83)

uPVC panel and double glazed exit door to outside, radiator, laminate flooring. Door to WC.

## WC

6'3" × 2'5" (1.92 × 0.75)

Housing a low flush WC, radiator, laminate flooring, double glazed window to the side.

## FIRST FLOOR LANDING

Doors to both bedrooms.

## BEDROOM ONE

12'2" × 11'5" (3.73 × 3.49)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

12'2" × 11'8" (3.72 × 3.58)

Double glazed window to the rear, radiator, useful overstairs storage cupboard which also doubles up with ladder access to the roof space, hanging rail. Door to bathroom.

## BATHROOM

8'0" × 6'4" (2.44 × 1.95)

Three piece suite comprising tiled-in bath with mixer tap, drench mains shower with additional handheld attachment, glass screen, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear (with fitted blind), panelled ceiling, spotlights, extractor fan, chrome ladder towel radiator, boiler closet housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

To the front of the property, the front door is accessed directly from the pavement edge. There is then a shared gate and entry leading to the rear garden.

## TO THE REAR

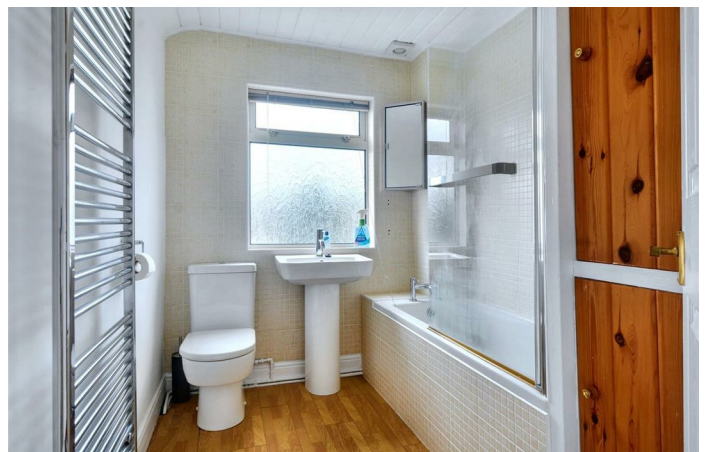
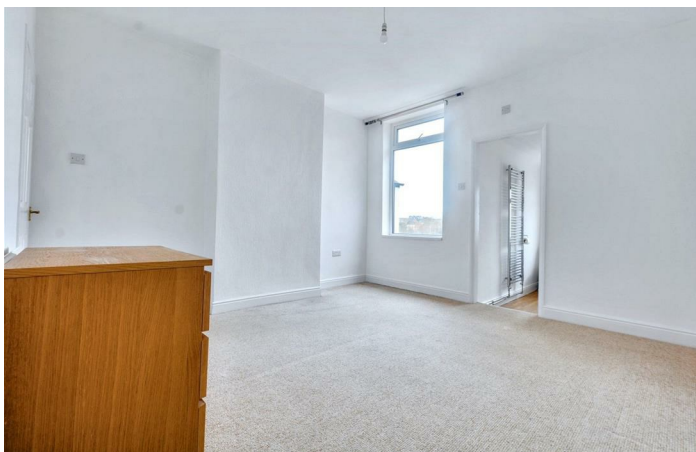
The rear garden offers an initial courtyard-style patio, accessed via the rear lobby uPVC door, this then leads onto a chipped/bark/lawn garden with further patio to the foot of the plot. Shared entrance access leading back to the front.

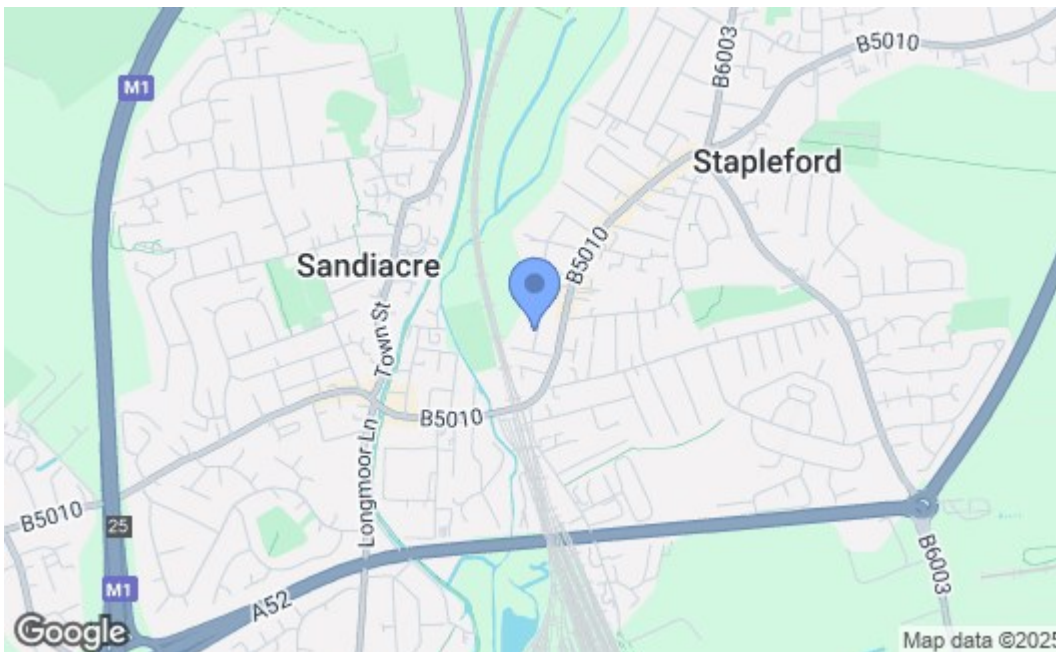
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn onto Bailey Street. Take a right hand turn onto Wellington Street. The property can then be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.