



**Pasture Road, Stapleford, Nottingham, NG9 8GQ**

£190,000 Freehold

  
**MARTIN&CO**

# Pasture Road, Stapleford

2 Bedrooms, 1 Bathroom

£190,000

- Two Bedroom Mid Terrace
- Renovated Throughout
- Landscaped Rear Garden
- Solar Panels
- Refitted Kitchen
- Refitted Bathroom
- Freehold

Having undergone a programme of renovation by the current owner, this two bedroom mid-terrace property makes a perfect first time purchase or buy to let opportunity. The property briefly comprise of an entrance hall, dining room with bay window, spacious lounge and refitted kitchen to the ground floor. To the first floor there are two double bedrooms and a refitted four piece bathroom suite. Externally, the property offers a landscaped rear garden with decking area, solar panels and on road parking is available. Being offered with no onward chain, early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external uPVC door with ceramic tiled flooring, storage cupboard, wall mounted radiator and ceiling light.

**DINING ROOM** 13' 2" x 8' 5" (4.01m x 2.57m) With fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light

**LIVING ROOM** 12' x 11' 10" (3.66m x 3.61m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, wall mounted electric fire, stairs rising to the first floor and ceiling light.

**KITCHEN** 17' 1" x 7' (5.21m x 2.13m) The refitted kitchen has a range of fitted base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, washing machine plumbing, wood effect flooring, wall mounted radiator, two uPVC double glazed windows to the side elevation and external door to the rear garden and two ceiling lights.

**LANDING** With a fitted carpet, wall mounted radiator, loft hatch and two ceiling lights.

**MASTER BEDROOM** 11' 11" x 10' 11" (3.63m x 3.33m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 12' x 9' 2" (3.66m x 2.79m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

**BATHROOM** With a fitted four piece suite comprising of a panelled bath, a shower enclosure with a mains fed mixer bar shower with twin shower heads, low flush w.c., vanity wash hand basin, opaque uPVC double glazed window to the rear elevation, wood effect flooring, part wall tiling, chrome heated towel rail and ceiling light.

**EXTERNAL** The property enjoys a rear garden accessed through a rear yard and right of way entry which is laid to lawn with a raised decking area, mature shrubs and fenced boundary. There is a small garden to the front which is mainly paved with shrubs and a fenced boundary. Additionally, on road parking is available. The property also benefits from solar panels owned outright with a current feed in tariff.









## Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG  
T: 0115 9225555 • E: beeston@martinco.com

**0115 9225555**  
<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.