



WALLACE · JONES

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199 Derby Road, Nottingham, NG9 7AZ

Asking Price Of £140,000



2 bedroom Mid Terraced House located in Nottingham

For sale with vacant possession and chain free a two bedroom mid terrace house ideally located in the popular residential area of Stapleford. Close to Excellent amenities and transport links.

## Property Description

For sale with vacant possession and chain free a two double bedroom mid terrace house ideally located in the popular residential area of Stapleford. With benefits such as gas central heating from combination boiler, double glazing and enclosed garden space to the rear. The property is situated within close proximity of good transport links, schooling for all ages and town centre amenities.

The property would make a good first time buyers home and would further benefit some redecoration and some further upgrades in areas.

For those looking to commute, there are good transport links nearby 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.



**LIVING ROOM** 12' 2" x 12' 1" (3.72m x 3.70m) Double glazed uPVC window to the front, laminate flooring, electric fire.

**DINING ROOM** 12' 1" x 12' 1" (3.70m x 3.70m) Double glazed uPVC window to the rear, carpet, radiator, electric fire,

**KITCHEN** 13' 1" x 8' 0" (4.01m x 2.46m) Double glazed uPVC window to the side and rear, side door leading to garden.

Under and over counter storage cupboards, sink with drainer and tap. Gas hob with electric oven, tiled splashbacks and flooring, space for washing machine.

**BEDROOM ONE** 12' 2" x 12' 1" (3.72m x 3.70m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM TWO** 12' 4" x 9' 2" (3.78m x 2.80m) Double glazed uPVC window to the front, carpet, radiator and over stairs storage cupboard.

**BATHROOM** 13' 0" x 8' 1" (3.98m x 2.48m) Double glazed uPVC window to the rear, Four piece suite including panelled bath, separate shower with enclosure, WC and sink with pedestal. Vinyl flooring and towel radiator.

**OUTSIDE** To the front is on road parking and small patio area.

At the rear is a small artificial grass area along with patio and shed, access to the front through the adjoining property though a gate.

**TENURE** Freehold

**VIEWINGS** Strictly by appointment only via Wallace Jones estate agents.

