

HoldenCopley

PREPARE TO BE MOVED

St. James Terrace, Stapleford, Nottinghamshire NG9 7BB

Guide Price £160,000

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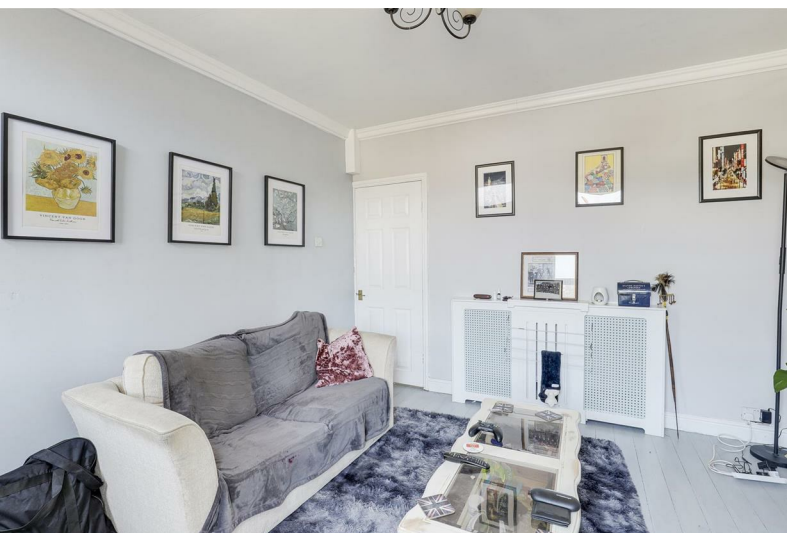


GUIDE PRICE £160,000 - £180,000

IDEAL FOR FIRST TIME BUYERS...

Situated in a convenient and popular location in Stapleford, this end-terrace two-bedroom house is ideal for a wide range of buyers including first-time buyers looking to get on the property ladder, small families looking for a cosy home, and investors seeking a well-placed opportunity to upgrade their portfolio. Located with close access to a range of local amenities such as shops, schools, parks, eateries, as well as excellent transport links such as access onto the M1 Motorway, and direct routes into Nottingham City Centre and Derby City Centre. Internally, the ground floor of the home benefits from two well-proportioned reception rooms, alongside a contemporary fitted kitchen with access to the rear garden. The basement level features a finished cellar complete with laminate flooring, plastered and painted walls, and recessed spotlights - a versatile storage space. Upstairs, the first floor is home to the master bedroom with an original wrought-iron fireplace and in-built storage, a second double bedroom with an original wrought-iron fireplace, serviced by a modern three piece bathroom suite with underfloor heating and a jacuzzi bath. Outside, the front of the home features a driveway for off-street parking, and access to the low maintenance rear garden with a paved patio seating area and outbuilding - perfect for enjoying the outdoors without the hassle of upkeep.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms With Original Fireplaces
- Living Room With Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- Modern Bathroom With Jacuzzi Bath & Underfloor Heating
- Versatile Cellar
- Off-Street Parking
- Low-Maintenance Garden
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'3" (3.67m x 3.44m)

The living room has carpeted flooring, a recessed chimney breast alcove with a tiled hearth, built-in storage units, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Dining Room

12'1" x 12'2" (3.69m x 3.73m)

The dining room has wood-effect flooring, a radiator, a recessed chimney breast alcove, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Kitchen

7'8" x 6'6" (2.35m x 2.00m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, an undermount ceramic sink with a swan neck mixer tap and draining grooves, an integrated oven with an electric hob and a concealed extractor fan, space for an undercounter fridge freezer, wood-effect flooring, partially tiled walls, a wall-mounted combi-boiler, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

BASEMENT LEVEL

Cellar

11'11" x 10'0" (3.64m x 3.05m)

The cellar has wood-effect flooring, plastered walls, electricity, and recessed spotlights.

FIRST FLOOR

Landing

16'2" x 8'7" (4.95m x 2.64m)

The landing has original wooden floorboards and provides access to the first floor accommodation.

Master Bedroom

12'1" x 11'4" (3.69m x 3.46m)

The main bedroom has wood-effect flooring, an original wrought-iron fireplace, a built-in storage cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'1" x 8'11" (3.69m x 2.74m)

The second bedroom has original wooden floorboards, an original wrought-iron fireplace, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'9" x 6'8" (2.38m x 2.05m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled 'L'-shaped jacuzzi bath with a ceiling-mounted overhead shower fixture and a handheld shower, tiled flooring with underfloor heating, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the home is a gravelled driveway providing off-street parking, and access to the rear.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, an out building, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

- 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

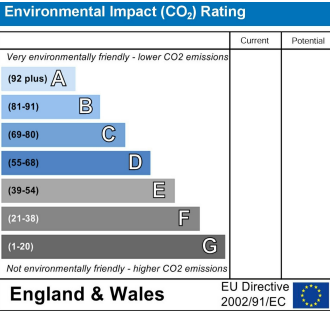
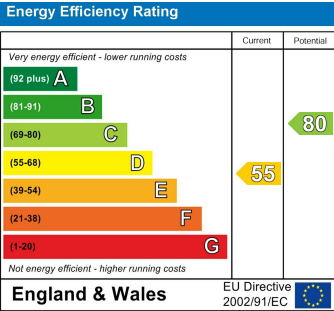
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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