



Three-bedroom Semi-Detached House located in Stapleford.

Offers Over
£225,000

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LETTINGS & PROPERTY MANAGEMENT

12 The Crescent Stapleford Nottingham NG9 8JA

This three-bedroom semi-detached property is ideally located on the outskirts of Stapleford. Tucked away in a peaceful cul-de-sac, offering a fantastic opportunity for families, first-time buyers, or investors looking for a property with both space and potential.

The ground floor accommodation includes a welcoming entrance hall, a generous lounge, a fitted kitchen with a range of integrated appliances and a conservatory/sunroom, providing additional living space with views over the rear garden. There is also a convenient shower room/WC on the ground floor-ideal for busy households or guests.

Upstairs, the property offers three well-proportioned bedrooms ensuring plenty of space for family living. Externally, the front of the property includes a forecourt driveway offering off-road parking for at least two vehicles. The rear garden is a mix of lawn and patio area, leading to a gated entrance that provides access to the adjoining allotment - a rare and valuable addition for anyone interested in growing their own produce. (Ask Agent for more details).

Situated within easy reach of Stapleford town centre, the property also benefits from excellent transport links, including regular bus routes and convenient access to major road networks, making it ideal for commuters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



3



1



2



A



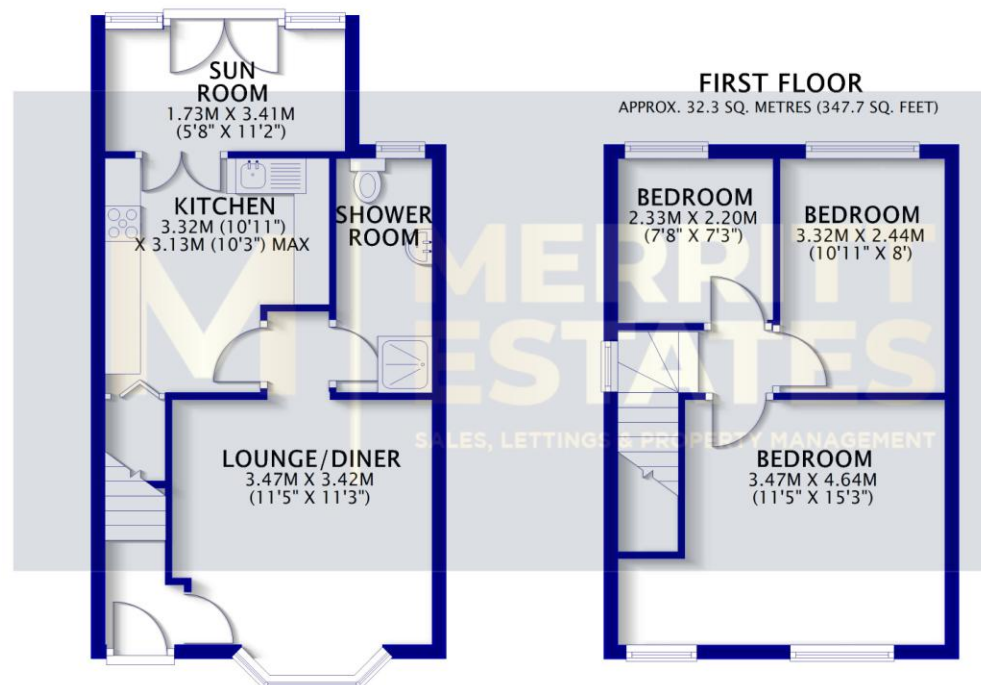
d



750
sq

GROUND FLOOR

APPROX. 37.4 SQ. METRES (402.2 SQ. FEET)



FIRST FLOOR

APPROX. 32.3 SQ. METRES (347.7 SQ. FEET)

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