

Alexandra Street
Stapleford, Nottingham NG9 7ED

£165,000 Freehold

A MODERNISED AND REFURBISHED TWO
BEDROOM MID TERRACED HOUSE.



This property comes to the market in a ready to move into condition, the owner having refurbished the property with newly fitted kitchen and bathroom, new combination gas boiler, and upgraded electrics. Further improvements include redecoration, new internal doors and new floor coverings throughout.

Situated on a residential street within the town centre of Stapleford, offering the benefit of all the local amenities on the doorstep, with schools nearby and good public transport links.

Offered for sale with NO CHAIN, the property is ideally suited to first time buyers. An internal viewing is recommended.



LOUNGE

11'5" x 11'4" (3.5 x 3.47)

Radiator, double glazed window, uPVC front entrance door.

INNER LOBBY

Stairs leading to the first floor. Door to dining kitchen.

DINING KITCHEN

11'5" x 11'4" (3.49 x 3.46)

Incorporating a newly fitted range of wall, base and drawer units with contrasting low profile square edged work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge and freezer, plumbing and space for washing machine. Walk-in pantry/understairs store cupboard. Double glazed window and rear exit door.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'5" x 11'4" (3.48 x 3.46)

Walk-in wardrobe, radiator, double glazed window to the rear.

BEDROOM TWO

11'6" x 8'1" (3.51 x 2.47)

Radiator, double glazed window to the front.

BATHROOM

A newly fitted three piece suite comprising wash hand basin within vanity unit, low flush WC, bath with twin rose thermostatic controlled shower with screen over. Contemporary tiling to walls, heated towel rail, built-in cupboard housing new combination boiler (for central heating and hot water). Double glazed window.

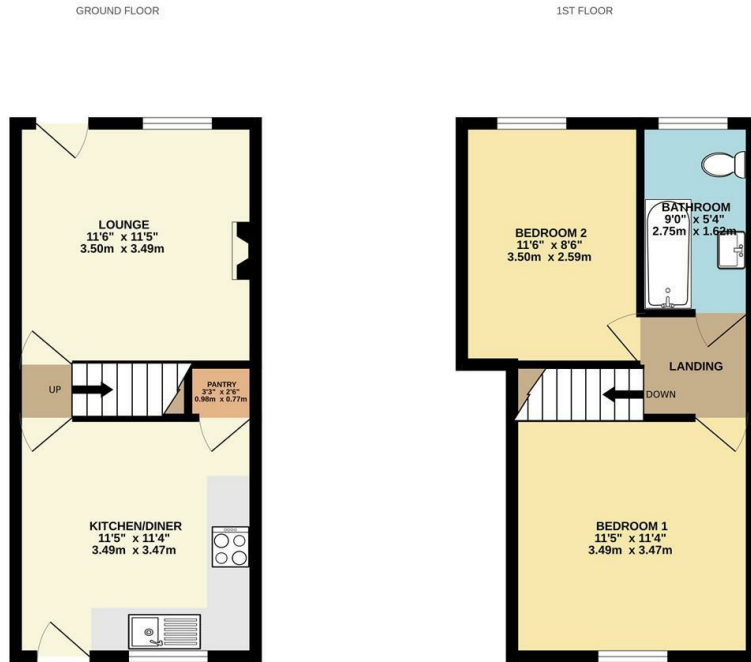
OUTSIDE

Set back from the road with a small front garden with brick garden wall and ornamental gravelled beds. There is a shared passageway at the side of the property with gate leading to the rear garden. The rear garden is particularly long for this size of property, with paved patio and seating area, shrub beds and a further garden area at the foot of the plot.

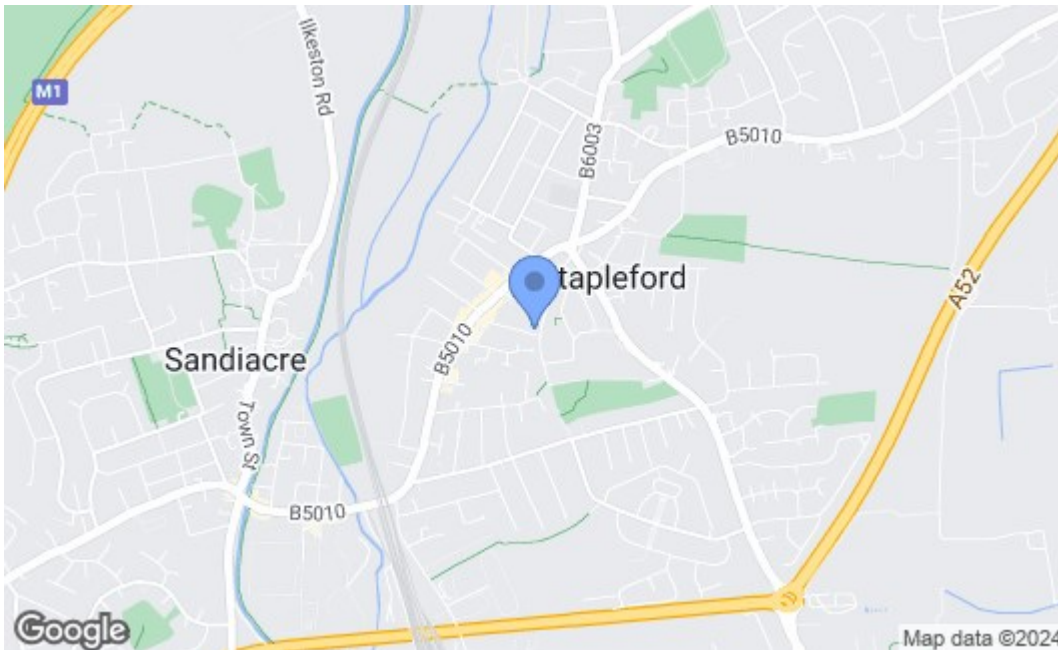
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Alexandra Street can be found as the second turning on the left. Proceed to the top of the street, the property can be found on the left hand side. Ref: 8337PS





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 0224



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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