



Wesley Place  
Stapleford, Nottingham NG9 8DP

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.

**£175,000 Freehold**





A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH TWO RECEPTION ROOMS.

Set back from the road with a fenced and gated entrance providing off-street parking and a shared driveway leading to garage.

The property is double glazed and centrally heated from a combination boiler. However, the property requires some modernisation offering a potential for the incoming buyer to make their own mark upon it.

Situated on this residential street close to the town centre of Stapleford where a variety of shops and amenities can be found, including a regular bus service linking Nottingham and Derby.

With NO CHAIN, this property offers a great step on the ladder for first time buyers.





## ENTRANCE PORCH

Double glazed window and front entrance door. Double glazed door and window to hallway.

## HALLWAY

Stairs to the first floor. Door to lounge.

## LOUNGE

13'5" x 12'0" (4.09 x 3.68)

Radiator, double glazed window to the front.

## DINING ROOM

9'10" x 7'7" (3.01 x 2.32)

Understairs store cupboard, radiator, double glazed window to the rear.

## KITCHEN

10'0" x 7'3" (3.06 x 2.22)

Fitted range of wall and base units with work surfacing and single bowl sink unit with single drainer. Gas cooker point. Radiator, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'6" x 12'2" (4.14 x 3.72)

Walk-in overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

10'0" x 8'0" (3.06 x 2.44)

Radiator, wall mounted gas combination boiler (for central heating and hot water).

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Partially tiled walls, radiator, double glazed window.

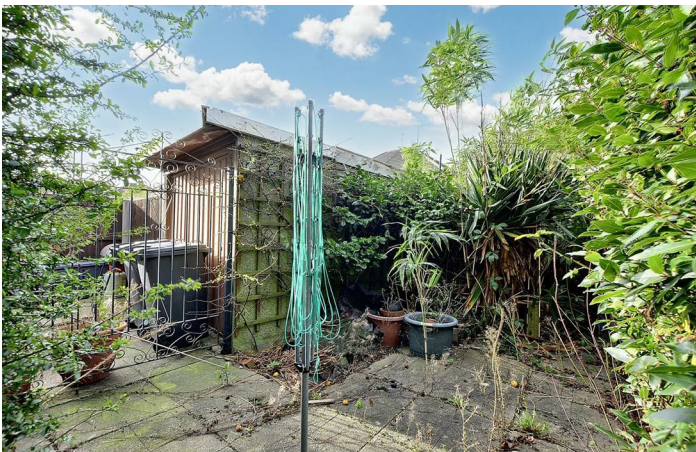
## OUTSIDE

The property is set back from the road with a fenced and gated frontage. The front garden has ornamental shrubs. Double vehicle gates give access to a shared drive where there is off-street parking, the driveway continues along the side of the property to a sectional concrete single

garage. The rear garden is enclosed and is a courtyard style finished in gravel.

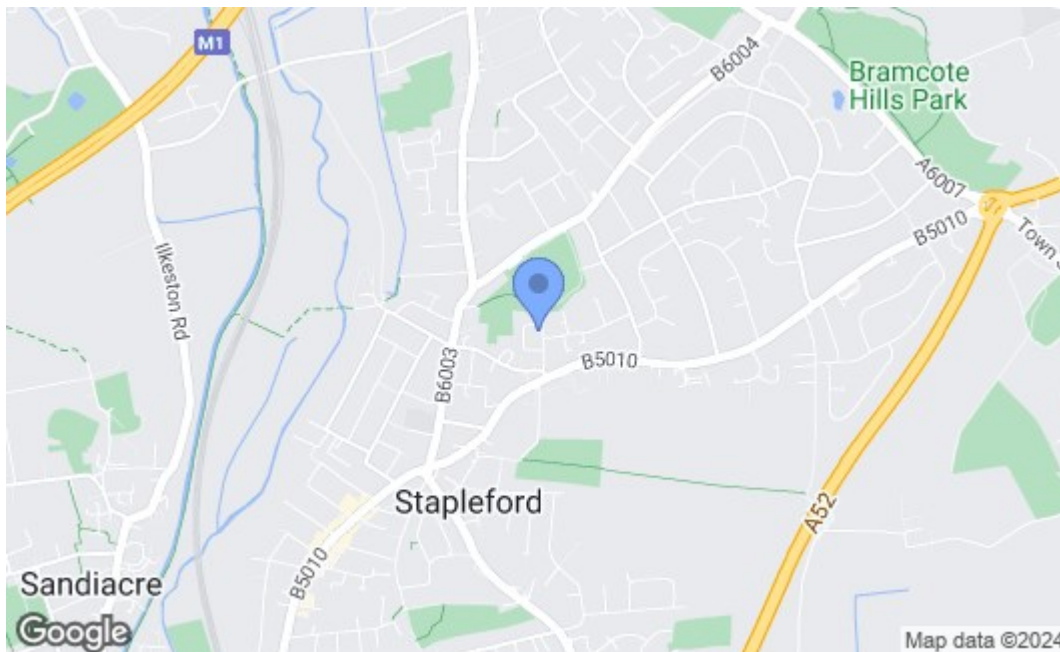
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue straight over onto Nottingham Road and immediately after Aldi turn left onto Pinfold Lane. Turn right onto Wesley Place, continue along the road where the property can be found on the left hand side, identified by our For Sale board. Ref. 8401PS





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.