



**Horace Avenue**  
**Stapleford, Nottingham NG9 8FR**

**£169,950 Freehold**

A TWO/THREE BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TWO/THREE BEDROOM SEMI DETACHED HOUSE SITUATED AT THE END OF THIS NO-THROUGH ROAD CUL DE SAC LOCATION IN THE HEART OF STAPLEFORD PROVIDING EASY ACCESS TO THE TOWN CENTRE AND ITS AMENITIES.

With accommodation over two floors, the ground floor comprises front lounge, middle dining room, kitchen, rear lobby and bathroom. The first floor landing then offers three bedrooms with the third bedroom being accessed through the second bedroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage, generous garden, whilst also siding on and providing far reaching views over the farmer's fields adjacent to the property.

Unusual for the street, the property benefits from its own driveway providing off-street parking and detached garage, whilst also providing convenient access to the shops and services within Stapleford town centre.

There is also easy access to an array of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there are good access links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## LOUNGE

12'5" x 12'0" (3.79 x 3.67)

uPVC panel and double glazed front entrance door, double glazed window to the front, TV point, radiator, wall light points and central chimney breast incorporating brick and tiled fireplace housing a coal fire. Door to dining room.

## DINING ROOM

15'2" x 12'1" (4.63 x 3.70)

Turning staircase rising to the first floor with open spindle balustrade, two double glazed windows to the side (both with fitted blinds), radiator, telephone point, feature fire surround incorporating gas fire.

## KITCHEN

12'7" x 8'7" (3.86 x 2.63)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit, draining board and mixer tap. Integrated fridge and freezer, in-built eye level oven, counter-level four ring gas hob with extractor over and plumbing for washing machine. Double glazed window to the side (with fitted blinds), radiator, alarm control panel and door to the lobby.

## LOBBY

8'8" x 3'2" (2.65 x 0.98)

uPVC panel and double glazed exit door to outside, radiator, loft access void and door to the bathroom.

## GROUND FLOOR BATHROOM

8'1" x 4'3" (2.47 x 1.32)

Three piece suite comprising corner bath with foldaway shower screen and Triton electric shower, wash hand basin with swan neck mixer tap and double storage cabinets beneath, low flush WC. Fully tiled walls and floor, double glazed window to the rear (with fitted blinds), wall mounted mirror fronted bathroom cabinets, chrome heated ladder towel radiator.

## FIRST FLOOR LANDING

Doors to bedrooms one and two. Loft access point.

## BEDROOM ONE

12'0" x 11'3" (3.67 x 3.43)

Double glazed window to the front offering views over the farmer's fields beyond, radiator, coving, a range of fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards and vanity space.

## BEDROOM TWO

12'2" x 12'0" (3.73 x 3.67)

Double glazed window to the rear, also offering fantastic views over the fields beyond, radiator, coving, useful overstairs storage cupboard which also houses the gas fired combination boiler (for central heating and hot water purposes), useful radiator, shelved storage space. Door to bedroom three.

## BEDROOM THREE

6'8" x 6'6" (2.05 x 2.00)

Double glazed window to the side, again offering fantastic far reaching views, radiator, a range of fitted wardrobes and matching overhead storage cupboards.

## OUTSIDE

To the front of the property there is a gated driveway providing off-street parking via a lowered kerb entry point which in turn leads to the detached garage via up and over door and further pedestrian gate leading to a block paved pathway through to the rear garden. The front also offers a walled-in garden with pathway to front entrance door and planted flowerbeds housing a variety of bushes and shrubbery.

## REAR GARDEN

As a continuation from the front, there is a further block paved pathway and continuation to block paved patio seating areas (ideal for entertaining), access then to two timber garden storage sheds, although these are probably in need of replacement. The garden then opens out via a pathway to the rear part of the garden surrounded by artificial lawn and planted borders, again housing a variety of bushes and shrubbery. Within the garden there is an outside water tap and lighting point.

## DIRECTIONAL NOTE

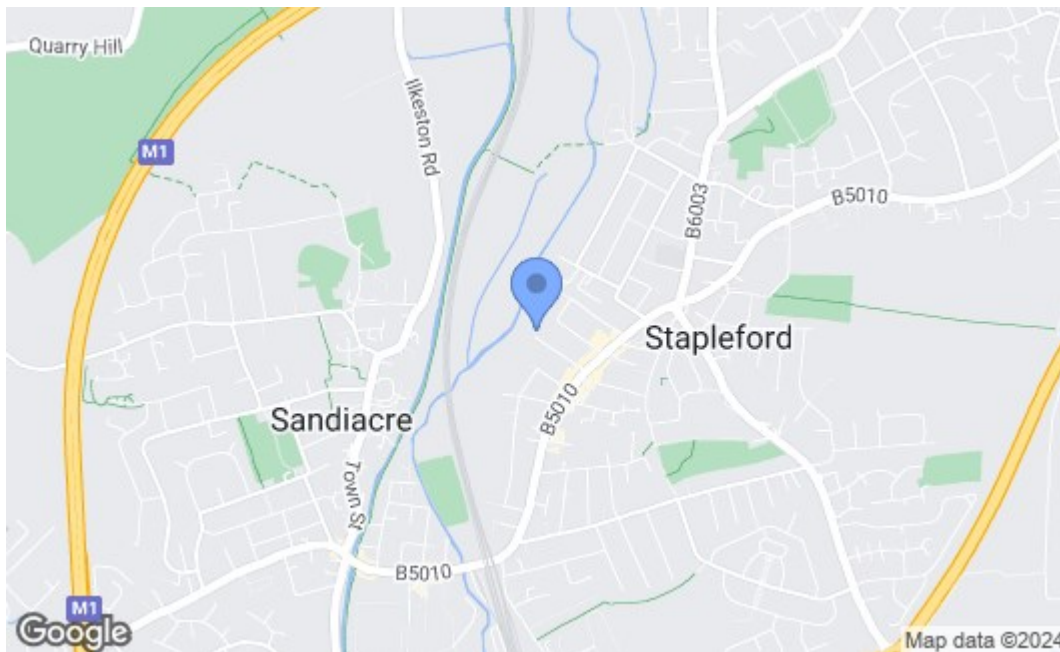
From our Stapleford Branch, proceed along Derby Road heading in the direction of Sandiacre, before taking an eventual right hand turn opposite the Wetherspoons public house onto Horace Avenue. Continue to the end of the cul de sac and the property can be found on the right hand side identified by our for sale board.

Ref: 8489NH





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.