



Derby Road
Stapleford, Nottingham NG9 7AN

£225,000 Freehold

A THREE STOREY BAY FRONTED
EDWARDIAN SEMI DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BAY FRONTED EDWARDIAN SEMI DETACHED HOUSE SITUATED WITHIN THE TOWN CENTRE BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

This spacious property offers so much potential to the onward purchaser and is currently set up with accommodation over three floors comprising an entrance hall, bay fronted living room, dining room, full width kitchen, lobby, W/C and half cellar to the ground floor. The first floor landing provides access to a through open bedroom/dressing room which could easily be divided into two separate rooms with a Jack/Jill style bathroom off the first floor landing and front bedroom. Whilst a further staircase then rises to the top floor bedroom.

Other benefits to the property include gas fired central heating from a reasonably modern combination boiler, a mixture of double and original glazing windows and enclosed courtyard style garden to the rear.

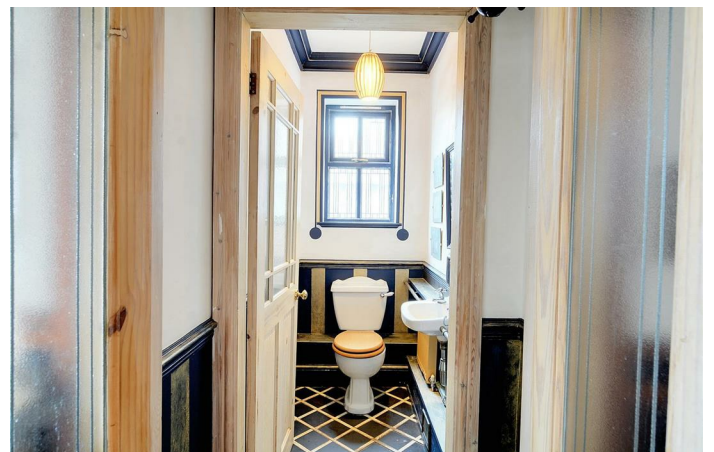
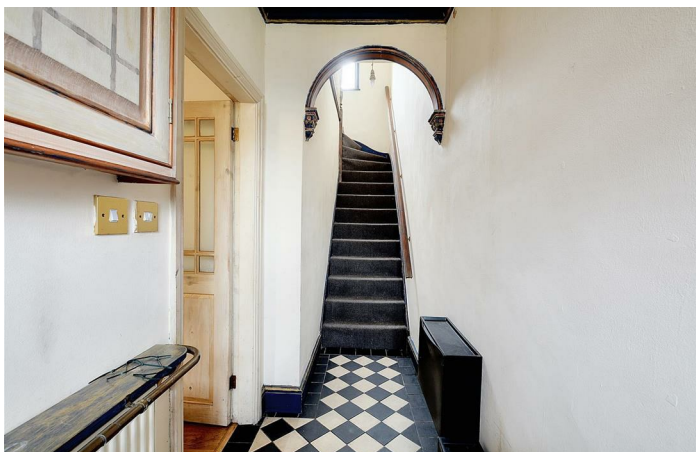
The property is located smack bang in the middle of Stapleford town centre which offers a wide variety of national and independent retailers and shopping facilities. There is also easy access to good schooling for all ages such as William Lilley, Fairfield and George Spencer all nearby. For those needing to commute, there are great transport links on the doorstep including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would suit a variety of different buying types and certainly has the potential to create a fantastic home for someone, with a first floor balcony seating area ripe for adaption.

In places, there is a degree of modernisation and general upgrading required. However, there aren't too many properties on the market in a central location offering the space, potential and character that this one has.

There could be a potential conversation with the current owner to discuss parking to the rear. However, the option to acquire a permit in one of the nearby car parks is an available option to the onward purchaser with discussions with the Local Council.

As previously mentioned, the property is offered for sale with NO UPWARD CHAIN and we highly recommend an internal viewing.



ENTRANCE HALL

11'8" x 3'9" (3.57 x 1.15)

Panel and glazed front entrance door accessed via a decorative covered open porch, radiator, tiled floor, staircase rising to the first floor, decorative coving, ceiling rose, archway, meter cupboard housing the electrical consumer unit. Door to lounge.

LOUNGE

14'7" x 11'4" (4.45 x 3.47)

Double glazed bay window to the front, bay style radiator, media points, laminate flooring, decorative coving, matching ceiling rose, feature Adam-style fire surround with tiled insert and hearth housing a coal effect fire. Double doors to the dining room.

DINING ROOM

12'4" x 11'5" (3.76 x 3.50)

Decorative coving, matching ceiling rose, laminate flooring, radiator with display shelf above, staircase dropping down to the half cellar with decorative open spindle balustrade, decorative porthole window, brick steps, exposed decorative brickwork. From the dining room there is then an opening through to the full width kitchen.

FULL WIDTH KITCHEN

15'5" x 13'3" (4.71 x 4.06)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge butchers block style work surfaces incorporating porcelain one and a half bowl sink unit with central mixer tap and tiled splashbacks. Fitted four ring hob, built-in double sized oven, plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), display shelving, glass fronted crockery cupboards, space for under-counter kitchen appliances, tiled floor, decorative window to the side, uPVC panel and double glazed French doors opening out to the rear garden courtyard with double glazed windows surrounding the door. Double doors to lobby.

GROUND FLOOR LOBBY

3'5" x 1'5" (1.05 x 0.45)

Tiled floor and further door to the WC.

WC

5'8" x 3'4" (1.75 x 1.03)

Two piece suite comprising low flush WC and wash hand basin with decorative tiled splashbacks. Dado rail, window to the side, tiled floor and coving.

FIRST FLOOR LANDING

Double glazed window to the rear, radiator with display shelf. Doors to bathroom and rear bedrooms. Decorative open spindle balustrade and staircase rising to the second floor.

BEDROOM TWO

11'5" x 9'2" (3.50 x 2.81)

Double glazed window to the front, radiator, laminate flooring, fitted double wardrobe with matching overhead storage cupboard, fixed shelving and storage bench, decorative coving, matching ceiling rose, double doors to Jack/Jill style bathroom. Opening through to the dressing area/bedroom three.

DRESSING AREA/BEDROOM THREE

11'11" x 8'3" (3.64 x 2.54)

Currently open to the front bedroom making this an ideal dressing room or office with the potential to turn back into an independently accessed bedroom. Laminate flooring, radiator with display shelf, fitted double wardrobes with matching overhead storage cupboards, uPVC panel and double glazed French doors opening out to the rear garden balcony.

BATHROOM

8'7" x 6'1" (2.63 x 1.87)

Three piece suite comprising bath with central mixer tap, handheld shower attachment and additional mains shower over with curved glass shower screen, wash hand basin, low flush WC. Double glazed window to the front (with fitted blinds), wall mounted bathroom cabinet, radiator with shelf above, tiling to parts of the walls, decorative coving, matching ceiling rose, extractor fan.

TOP FLOOR BEDROOM

Double glazed window to the side, double glazed window to the front and rear, 2 x radiators with display shelf, additional side double glazed window, media points, laminate flooring, eaves storage space, fully fitted to one wall array of shelving, display cabinets and fitted wardrobes with matching overhead storage cupboards.

OUTSIDE

To the front of the property there is a shared front entrance with shaped pathway then providing access to the front entrance door. decorative brick wall to the boundary line and planted borders housing a variety of mature bushes and shrubbery. To the rear lower part of the garden, this is designed for straightforward maintenance being enclosed by brick walls to the boundary line being predominantly block paved, making an ideal seating/entertaining area, with raised flowerbed and pedestrian gated access leading back to the front.

FIRST FLOOR BALCONY SEATING AREA

Accessed via the rear bedroom/dressing room, the balcony makes the most of the moving afternoon sun being paved with safety balcony.

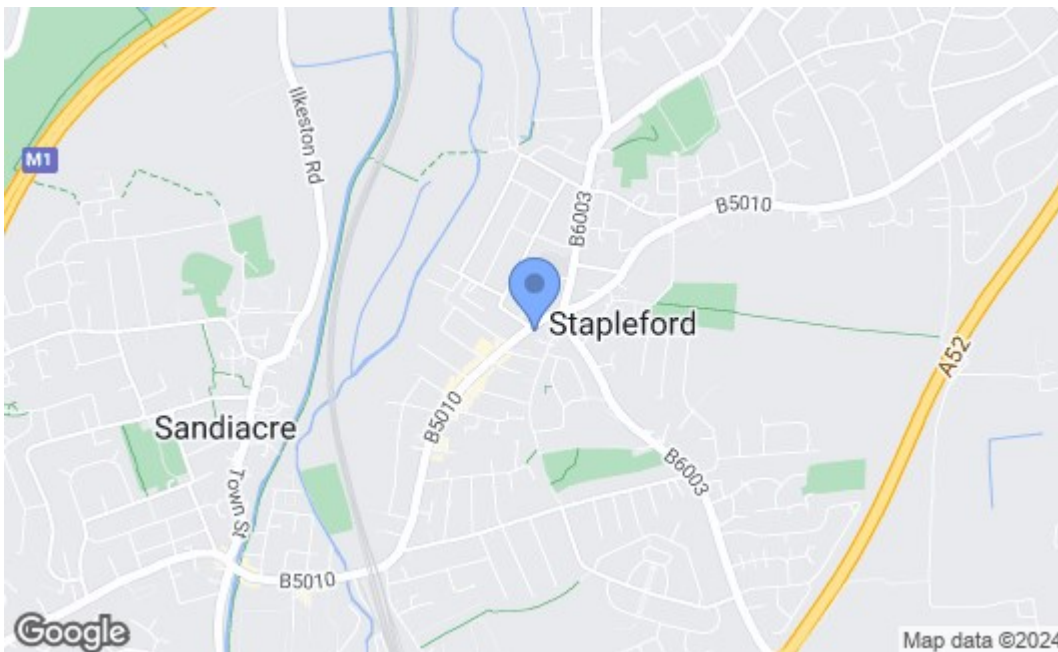
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, the property is almost straight opposite adjacent to the junction with Warren Avenue, identified by our For Sale board.





TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.