



Bessell Lane
Stapleford, Nottingham NG9 7BX

A TWO DOUBLE BEDROOM SEMI
DETACHED HOUSE.

£150,000 Freehold



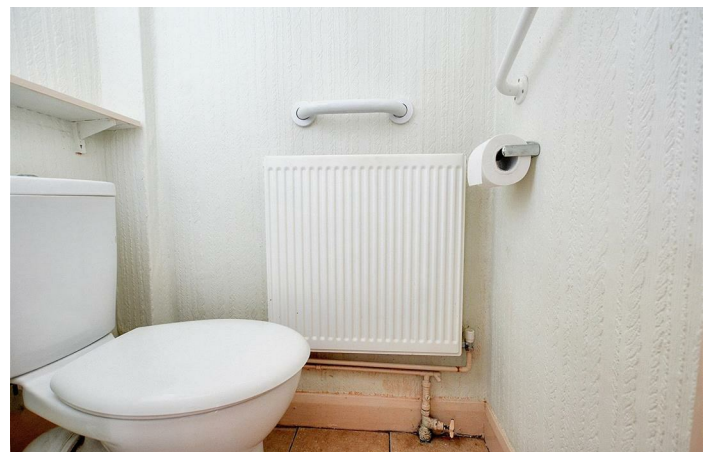
Benefitting from gas fired central heating served from a combination boiler and double glazed windows, this property comes to the market with immediate vacant possession and requires an element of modernisation and therefore offering fantastic potential to both owner/occupiers and investors alike.

The accommodation comprises entrance hall, cloakroom/WC, living room to the front and open plan kitchen to the rear. To the first floor, the landing provides access to two well proportioned double bedrooms and bathroom/WC.

Off-street parking is provided at the front and the property enjoys particularly good sized rear gardens.

Conveniently situated on the outskirts of Stapleford town centre, within walking distance of local shops and facilities, and a regular bus service linking Nottingham and Derby.

Sensibly priced to attract early and positive interest, viewing is recommended to appreciate the potential on offer.



ENTRANCE HALL

Front entrance door, stairs to the first floor.

CLOAKS/WC

Housing a low flush WC.

LIVING ROOM

13'0" x 10'9" (3.98 x 3.29)

Radiator, double glazed bay window to the front.

OPEN PLAN DINING KITCHEN

17'2" x 12'9" (5.25 x 3.9)

The kitchen area comprises a range of wall and base units with work surfacing and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine. Wall mounted gas combination boiler (for central heating and hot water). Radiator, double glazed window and double glazed patio door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'4" x 10'8" (3.46 x 3.26)

Cast iron fireplace, radiator, double glazed window to the front.

BEDROOM TWO

9'10" x 9'3" (3.01 x 2.83)

Cast iron fireplace, radiator, double glazed window to the rear.

BATHROOM

12'3" x 7'4" (3.75 x 2.25)

Three piece suite comprising wash hand basin, low flush WC and bath. Radiator, double glazed window.

OUTSIDE

The property has a fenced and walled-in frontage with wrought iron double gates leading to driveway which is finished in block paving providing off-street parking. There is a small shrub garden. Gated pedestrian access at the side of the house leads to the rear garden with patio and paved areas, various flower/shrub beds, concrete garden store and greenhouse.

DIRECTION

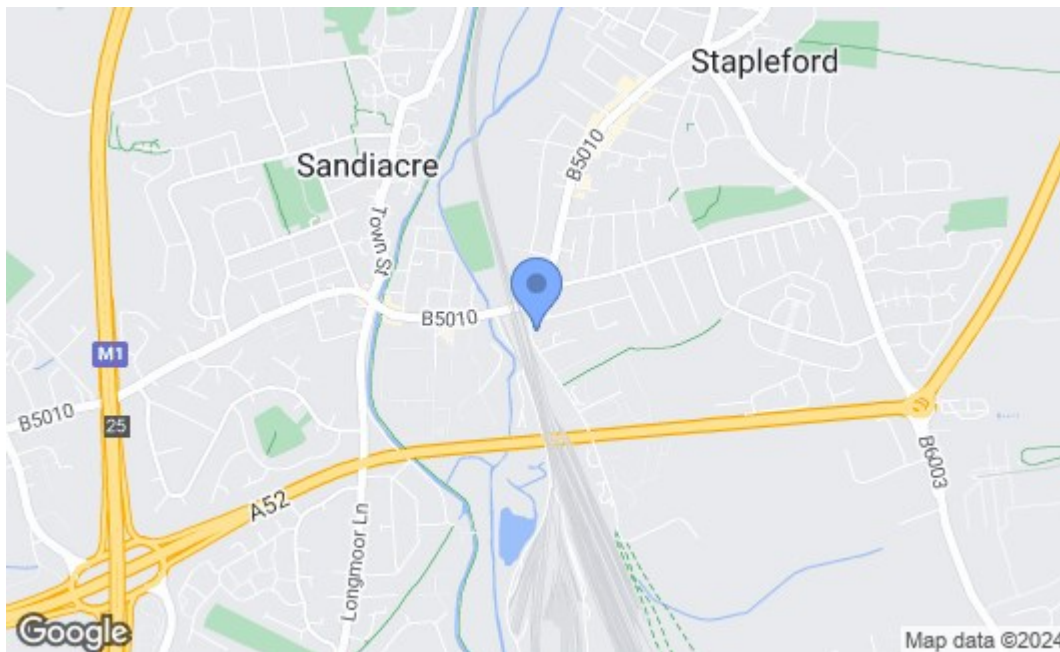
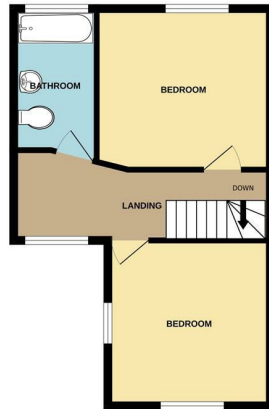
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Just before the railway bridge, turn left onto Bessell Lane. Follow the road down where the property can be found just after the junction of Midland Avenue on the left hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			
(1-20) G			
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.