



Ryecroft Street  
Stapleford, Nottingham NG9 8AW

**£199,950 Freehold**

A SPACIOUS THREE BEDROOM BAY  
FRONTED MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



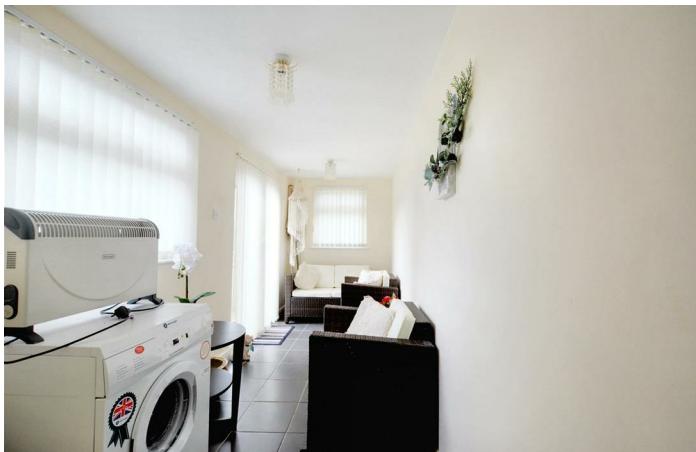
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS THIS EXTREMELY WELL PRESENTED SPACIOUS BAY FRONTED THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, bay fronted living room, dining area, breakfast kitchen and rear sitting room. The first floor landing then provides access to three good size bedrooms and a spacious bathroom comprising a fitted three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, gated off-street parking and generous enclosed low maintenance garden to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages, there are also good access links to nearby transport networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and i4 bus route.

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



## ENTRANCE HALL

11'7" x 5'11" (3.55 x 1.81)

uPVC panel and double glazed front entrance door, meter cupboard box, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage space, radiator. Doors to lounge and kitchen.

## LOUNGE

13'9" x 11'10" (4.21 x 3.63)

Double glazed bay window to the front (with fitted blinds), radiator, coving, media points, wall light points. Opening through to the dining area.

## DINING AREA

10'3" x 7'10" (3.14 x 2.40)

Coving, radiator, wall light points, uPVC double glazed French doors opening out to the rear garden.

## KITCHEN

11'10" x 10'9" (3.61 x 3.28)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces and matching breakfast bar with inset circular bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, glass fronted crockery cupboards, useful understairs storage pantry with shelving, radiator, double glazed window to the rear (with fitted roller blind), display shelving, panel and glazed door to the rear sitting room.

## REAR SITTING/GARDEN ROOM

15'2" x 5'7" (4.64 x 1.72)

Double glazed windows to the side and rear (both with fitted vertical blinds), uPVC double glazed French doors opening out to the rear garden decking (with fitted vertical blinds), loft access point to a storage area, tiled floor.

## FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Loft access point to an insulated loft space.

## BEDROOM ONE

13'0" x 11'11" (3.97 x 3.65)

Double glazed window to the front (with fitted blinds), radiator, useful storage cupboard.

## BEDROOM TWO

12'0" x 11'11" (3.66 x 3.65)

Double glazed window to the rear (with fitted blinds)

overlooking the rear garden, radiator, wall mounted gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

11'6" x 9'6" (3.52 x 2.92)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage cupboard.

## BATHROOM

10'2" x 5'4" (3.12 x 1.64)

Three piece suite comprising panel bath with central mixer tap and handheld shower attachment over, wash hand basin, push flush WC. Double glazed window to the rear (with fitted roller blind), partial wall tiling, radiator.

## OUTSIDE

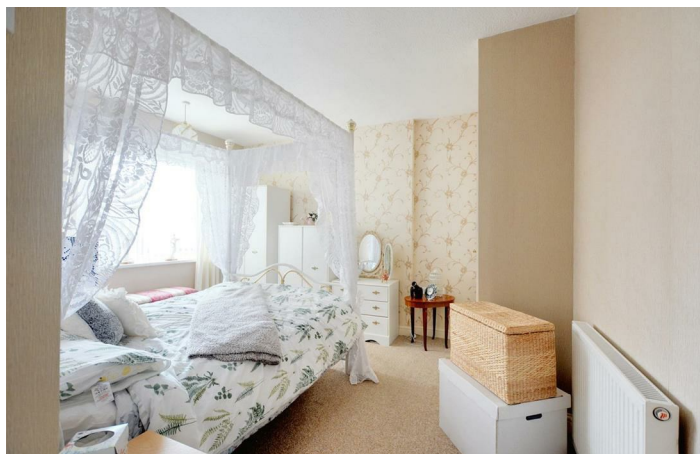
To the front of the property there is a decorative boundary wall with wrought iron railings, matching wrought iron pedestrian gate with pathway leading to the front entrance door, further matching shaped wrought iron driveway gates via a lowered kerb entry point to a slab single track driveway space providing off-street parking to the front of the property. The front garden has timber fencing with concrete posts and gravel boards to each boundary line and has decorative gravel stone chippings and flowerbeds housing a variety of mature bushes and shrubbery.

## TO THE REAR

The rear garden is of a good overall proportion currently designed for straightforward maintenance being enclosed by timber fencing with concrete posts and gravel boards to all boundaries lines, there is a pedestrian gate leading to a shared entryway leading to the front of the property and the garden itself is split into three paved patio sections, also with a small timber decking area with timber veranda accessed from the French doors from the rear sitting area. The garden has brick built flowerbeds and an array of mature bushes and shrubbery. To the foot of the plot there is a good size timber storage shed and within the garden itself there are external lighting points and water tap.

## DIRECTIONAL NOTE

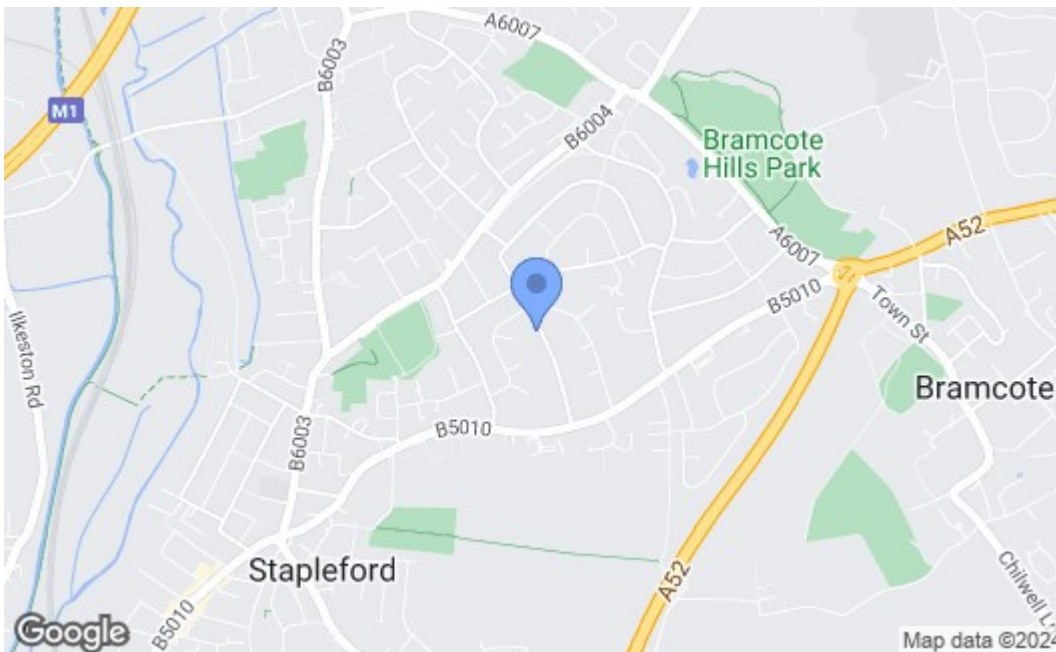
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue in the direction of Bramcote before taking an eventual left hand turn onto Ryecroft Street. The property can be found on the left hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(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.