



Gibbons Avenue  
Stapleford, Nottingham NG9 7DQ

**£189,950 Freehold**

A SPACIOUS THREE BEDROOM END  
TOWN HOUSE SITUATED WITHIN  
WALKING DISTANCE OF STAPLEFORD  
TOWN CENTRE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS THREE BEDROOM END TOWN HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, conservatory and kitchen. The first floor land provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combi boiler situated in the roof space, double glazing and a generous garden to the side and rear.

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to good schooling for all ages. For those needing to commute, there are various transport links and networks nearby such as 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.

Although the property requires a degree of upgrading and modernisation in places, we believe the property would make an ideal first time buy, young family home or those looking for a good array of outdoor space.

We highly recommend an internal viewing.



### ENTRANCE HALL

9'3" x 5'10" (2.84 x 1.79)

Staircase rising to the first floor, fitted double storage cupboard, radiator, useful understairs storage cupboard. Doors to the conservatory, living room and kitchen.

### CONSERVATORY

12'9" x 8'10" (3.89 x 2.71)

uPVC double glazed construction with fitted blinds, LED lighting and uPVC double glazed door to outside.

### LOUNGE

17'2" x 10'3" (5.25 x 3.13)

Two double glazed windows to the rear overlooking the rear garden, radiator, wall mounted pebble effect electric fire, media points, decorative beam ceiling. Door to dining room.

### DINING ROOM

10'10" x 7'11" (3.32 x 2.43)

Double glazed French doors opening out to the rear garden, radiator, decorative beam ceiling.

### KITCHEN

15'6" x 7'4" (4.74 x 2.24)

The kitchen is equipped with 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 with draining board and mixer tap. Space for large range cooker, currently with eight ring gas burners and multiple oven drawers beneath. Plumbing for washing machine, space for fridge/freezer, glass fronted crockery cupboards, double glazed window. uPVC panel and double glazed exit door to outside.

### FIRST FLOOR LANDING

Double glazed window to the front, loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

12'3" x 11'11" (3.74 x 3.65)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring.

### BEDROOM TWO

13'2" x 8'11" (4.03 x 2.74)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, fitted full height wardrobe space with shelving and hanging rail.

### BEDROOM THREE

9'10" reducing to 7'6" x 9'5" (3.02 reducing to 2.30 x 2.89)

Double glazed window to the front, radiator, laminated flooring.

### BATHROOM

10'3" x 5'5" (3.14 x 1.67)

Three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and mains ran shower over, wash hand basin with mixer tap, push flush WC. Tiled walls, tiled floor, two double glazed windows to the front, chrome ladder towel radiator, spotlights.

### OUTSIDE

The garden is split into three main areas with an area to the front being predominantly decked, paved and housing a variety of coloured stone chippings with raised planted flowerbeds and borders housing a variety of bushes and shrubbery. This area is enclosed by timber fencing with a good sized timber storage shed and pedestrian gated access leading to the front. The garden then opens out to the side which houses a further storage shed, patio and block paved seating area opening out to the main part of the garden to the rear. The rear part of the garden has a rockery style wall, lower patio area, access to the dining area through the French doors. The main part of the garden then opens up to the rear being predominantly lawned with shaped and edged borders housing a variety of bushes, shrubs, trees and plants.

### DIRECTIONAL NOTE

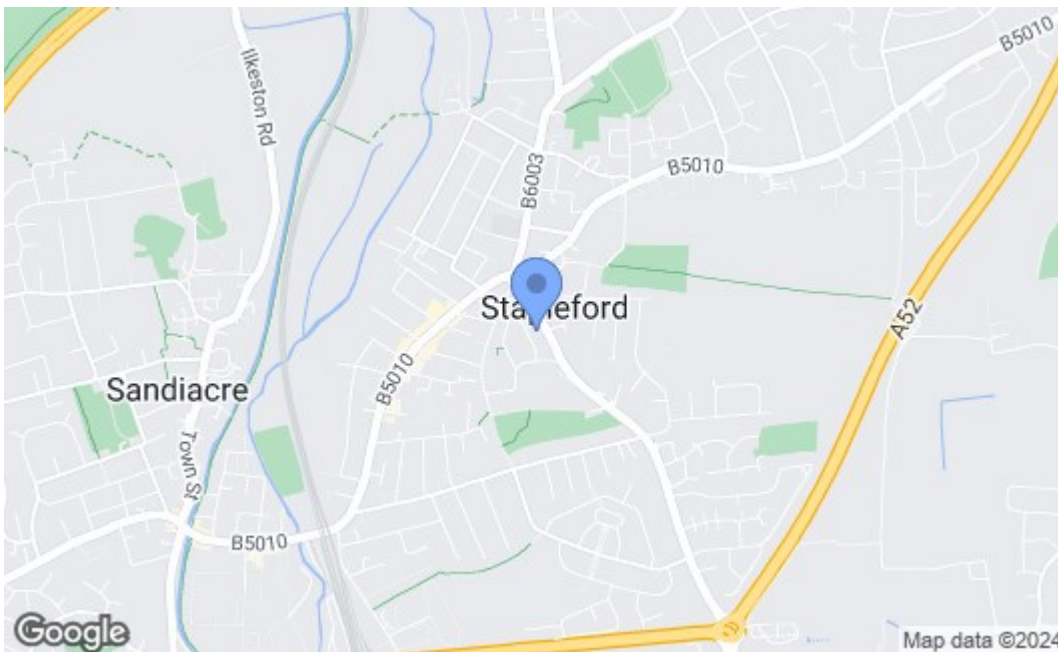
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. At the bend in the road, turn immediately right onto Eatons Road and then take a left turn onto Gibbons Avenue. Follow the bend in the road to the right where the property can then be accessed on foot on the pedestrian pathway on the left.

### AGENTS NOTE

Due to the overall size of the plot, there is certainly ample potential to look to increase the size of the property (subject to the relevant permissions and approvals).



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>61</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.