



William Road  
Stapleford, Nottingham NG9 8ES

**£175,000 Freehold**

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



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL VICTORIAN TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With traditional accommodation over two floors, the ground floor comprises an entrance hall, living room, dining room and kitchen. The first floor landing then provides access to two bedrooms, walk-in closet and spacious bathroom.

The property also benefits from gas fired central heating, double glazing and enclosed garden space to the rear.

The property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access to good schooling for all ages. For those needing to commute, there are great transport links 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.

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



### ENTRANCE HALL

12'10" x 5'8" (3.92 x 1.75)

uPVC panel and double glazed side entrance door, double glazed window to the side of the door (with fitted Roman blinds), staircase rising to the first floor with decorative open spindle balustrade, radiator, doors to living room and dining room, useful understairs storage space.

### LIVING ROOM

12'7" x 11'5" (3.86 x 3.48)

Two double glazed windows to the front, radiator, Adam-style fire surround with decorative inset fireplace, media points, coving, meter cupboard box.

### DINING ROOM

12'7" x 12'1" (3.86 x 3.69)

Double glazed window to the rear, radiator, coving, Adam-style fire surround with decorative inset fire. Radiator, TV point. Opening through to the kitchen.

### BREAKFAST KITCHEN

21'0" x 6'11" (6.42 x 2.12)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, glass fronted crockery cupboards, integrated dishwasher, plumbing and space for under-counter washing machine and kitchen appliances, breakfast bar space, two double glazed windows to the side (both with fitted roller blinds), additional double glazed window to the rear overlooking the rear garden (with fitted roller blind), tiled floor, radiator, uPVC door access to the rear garden.

### FIRST FLOOR LANDING

Doors to both bedrooms, bathroom and walk-in closet. Decorative open spindle balustrade to match the entrance hallway, coving, spotlights.

### BEDROOM ONE

12'9" x 10'9" (3.90 x 3.30)

Double glazed window to the front, radiator, coving, original Victorian fireplace.

### BEDROOM TWO

12'1" x 9'7" (3.7 x 2.94)

Double glazed window to the rear, radiator, TV point.

### BATHROOM

12'9" x 7'5" (3.90 x 2.27)

Four piece suite comprising bath with mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with mains shower, wash hand basin, low flush WC. Partial wall tiling, tiling to the floor, radiator, double glazed windows to both the side and rear (both with fitted roller blinds).

### WALK-IN CLOSET

5'8" x 2'7" (1.73 x 0.80)

Provision for hanging rail, loft access point, window to the side (not double glazed).

### OUTSIDE

To the front of the property there is a small front garden with pedestrian gated entrance and pathway leading down the side of the property towards the entrance door and pedestrian gate into the rear garden. The front garden is designed for low maintenance, being predominantly pebbled with central planted shrubbery.

### TO THE REAR

Enclosed by brick wall and timber fencing with concrete posts and gravel boards to the boundary line. External water tap, pedestrian gated access leading back to the front, external lighting point. The garden has a central lawn with stepping stone pathway which provides access to the foot of the plot, planted borders either side housing a wide variety of specimen bushes, shrubs and plants. To the foot of the plot there is a secondary gravel patio area and timber storage shed.

### DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre along Derby Road before taking a right hand turn onto William Road. The property can then be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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>			
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.