

**Merton Court**  
**Stapleford, Nottingham NG9 8LF**

A THREE BEDROOM TERRACED HOUSE

**Guide Price £180,000 Freehold**





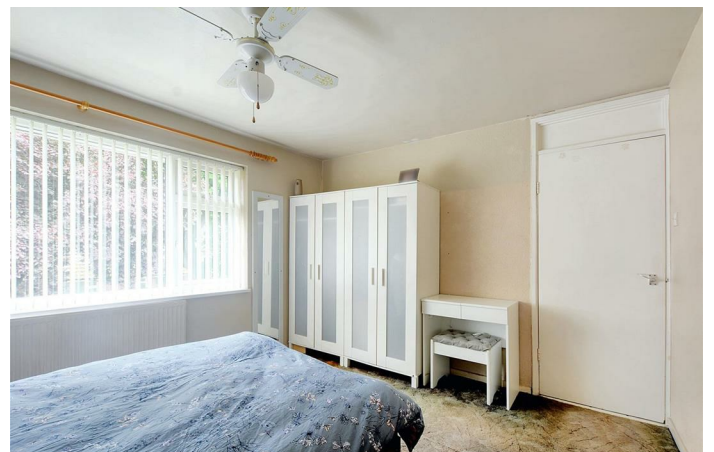
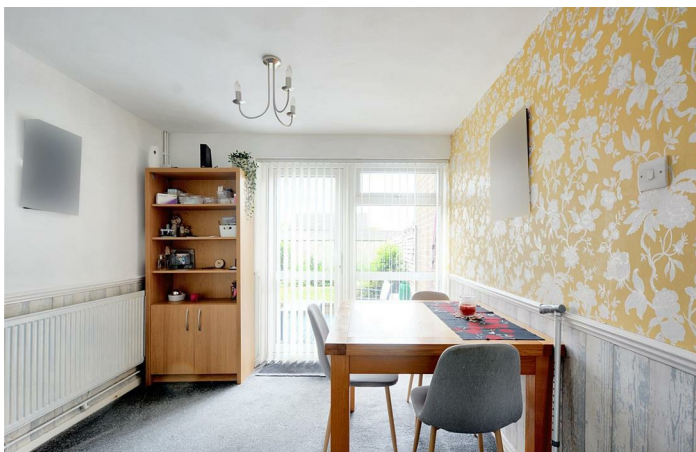
### A THREE BEDROOM TERRACED HOUSE.

Robert Ellis are pleased to welcome to the market for the first time in over 40 years, this spacious three bedroom terrace house situated within this popular and established residential location.

With accommodation over two floors comprising entrance hall, living room, dining room, kitchen and external lobby and outhouse to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate w.c.

The property itself is located favourably, within close proximity of excellent nearby schooling for all ages, there is also easy access to good transport links, healthcare needs and open space such as Hickings Lane park, Ilkeston Road recreational ground and bike track and the Bramcote Hills park.

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



## Hall

12'4" x 5'8" approx (3.77m x 1.73m approx)

UPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, radiator, stairs leading to the first floor with decorative wood spindle balustrade and useful understairs storage space. Doors to lounge and kitchen.

## Lounge

15'0" x 12'4" approx (4.59m x 3.77m approx)

With double glazed window to the front with fitted blinds, dado rail, opening through to the dining room, door to the hallway, media points, central electric ceiling fan and feature fire surround with pebble effect fire.

## Dining Room

9'1" x 8'7" approx (2.79m x 2.64m approx)

With UPVC double glazed exit door to outside with double glazed window to the side of the door with fitted blinds, radiator and dado rail.

## Kitchen

11'6" x 8'7" approx (3.52m x 2.64m approx)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with square edged work surfaces incorporating a single sink unit with drainer and mixer tap. Decorative tiled splashbacks, fitted counter level four ring hob with extractor over, boiler cupboard housing the gas central heating boiler, matching storage drawers, cut out understairs space, ideal for a fridge freezer, radiator, tiled floor, double glazed window to the rear, panelled ceiling, UPVC panel and double glazed door giving access to the outside lobby and door through to the dining room.

## First Floor Landing

With decorative wood spindle balustrade, doors to all bedrooms, bathroom and separate w.c. Radiator and loft access point to a partially boarded and insulated loft space.

## Bedroom 1

12'0" x 10'9" approx (3.67m x 3.3m approx)

Double glazed window to the front with fitted blinds, radiator and central light point with ceiling fan.

## Bedroom 2

11'10" x 10'4" approx (3.62m x 3.16m approx)

Double glazed window overlooking the rear garden, radiator and airing/storage cupboard housing the hot water cylinder with shelving space above.

## Bedroom 3

8'7" x 7'10" approx (2.64m x 2.39m approx)

Double glazed window to the front with fitted blinds and radiator.

## Bathroom

5'4" x 4'8" approx (1.65m x 1.43m approx)

Two piece suite comprising bath with electric shower over and wash hand basin, fully tiled walls, double glazed window to the rear, radiator and wall mounted mirror fronted bathroom cabinet.

## Separate w.c.

4'10" x 2'11" approx (1.48m x 0.9m approx)

Housing the low flush w.c. and a double glazed window to the rear.

## Outside

To the front of the property there is a lawned garden and planted rockery housing a variety of mature bushes and shrubbery, paved pathway then provides access to the front entrance door.

The rear garden is enclosed with timber fencing having a rear pedestrian gate providing access to the garage area. The garden offers an initial paved patio seating area, ideal for entertaining, with pathway leading to the rear pedestrian gate. There is a square garden lawn with planted borders housing a variety of bushes, shrubs and plants. There is access to the outdoor lobby and door into the garden store.

## External Lobby

4'8" x 4'5" approx (1.44m x 1.37m approx)

Covered area with access to the garden store and door access back to the kitchen.

## Garden Store Room

With latched entrance door and double glazed window to the side with power and lighting points.

## Garage in a Block

The current owner rents a garage in the block via Broxwe Borough Council for approx £40 pcm. This maybe available to the onward purchaser, however enquiries will need to be made direct to Broxtowe as per its availability.

## Directions

From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right into Hickings Lane and proceed past the entrance to the park. Look for and take an eventual left hand turn onto Braddon Avenue and continue along parking up on the right hand side opposite the entrance to Kennedy Drive and follow on foot onto Merton Court. The property can then be identified by our for sale board.

## Council Tax

Broxtowe Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

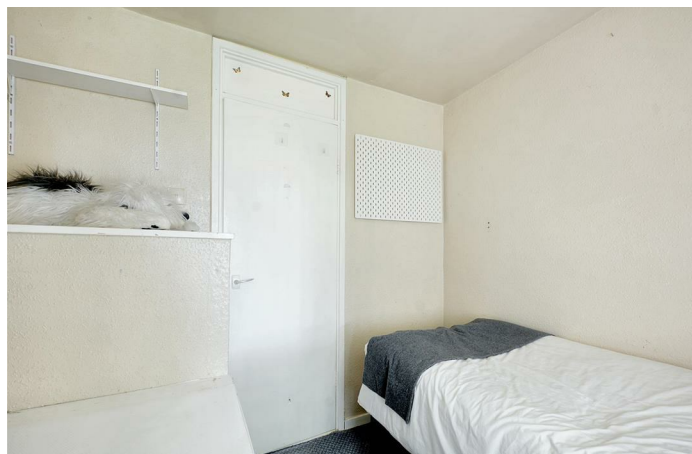
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

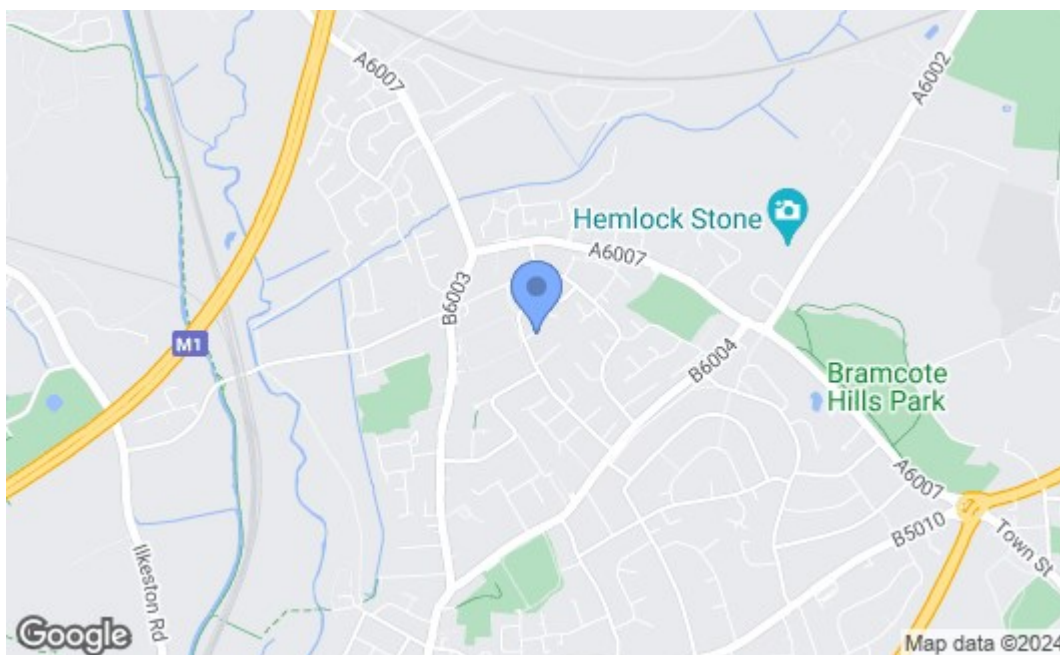
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.