



Wesley Place  
Stapleford, Nottingham NG9 8DP

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£165,000 Freehold**





A traditional three bedroom semi detached house.

This property benefits from double glazing, gas fired central heating served from a recently replaced gas boiler (2023).

Competitively priced to reflect that the property whilst very much livable, will require modernisation and improvement. Therefore, offering fantastic potential to both owners and property investors alike.

The accommodation comprises entrance hall, lounge, fitted kitchen which gives access to the ground floor bathroom, and there is a rear lobby leading to the rear garden.

To the first floor, the landing provides access to three bedrooms, one of which currently has a WC and hand basin facility.

There are attractive mature gardens to the front and rear with a cottage-style theme. Convenient residential suburb within easy walk of Stapleford town centre and Aldi. There is a regular bus service to Nottingham City Center stopping at the Queens Medical Center. For those looking to commute, the A52 is a short drive away giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway.

The property is offered for sale with NO CHAIN, vacant possession.



## ENTRANCE HALL

Hardwood front entrance door with glazed inlay, radiator, stairs to the first floor.

## LOUNGE

13'10" x 10'10" (4.24 x 3.31)

Fitted full height cabinet, radiator, double glazed bay window to the front.

## KITCHEN

10'0" x 7'6" (3.07 x 2.30)

Wall and base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine. Understairs store cupboard, door to bathroom, opening to rear lobby, double glazed window to the rear.

## REAR LOBBY

Walk-in store cupboard and double glazed door to the rear garden.

## BATHROOM

10'0" x 4'1" plus door recess (3.06 x 1.26 plus door recess)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with mixer shower attachment over. Built-in airing cupboard housing hot water cylinder. Partially tiled walls, radiator, double glazed window.

## FIRST FLOOR LANDING

Double glazed window, loft hatch. Doors to bedrooms.

## BEDROOM ONE

11'10" increasing to 13'10" x 11'6" (3.62 increasing to 4.24 x 3.53)

Walk-in overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

10'1" x 7'11" (3.09 x 2.42)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'1" x 7'1" (2.16 x 2.17)

Currently housing a wash hand basin and low flush WC, radiator, double glazed window.

## OUTSIDE

Hedged-in front garden with attractive flower and shrub beds and borders, garden laid to lawn with inset flowerbed. Gated pedestrian footpath to the front with the pathway continuing down the side elevation where there is a picket gate leading to the rear garden. The rear garden is fenced-in and enclosed with a paved patio area, covered storage area, deep set flower and shrub bedding with a pathway running through. Greenhouse.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue over onto Nottingham Road. After Aldi, turn left onto Pinfold Lane and then immediately right onto Wesley Place. The property can be found on the left hand side.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Standard, Superfast & Ultrafast available

Phone Signal – EE, O2, Three, Vodafone - all green

Sewage – Mains supply

Flood Risk – Rivers - no risk - Surface Water - low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – coal mining reported area

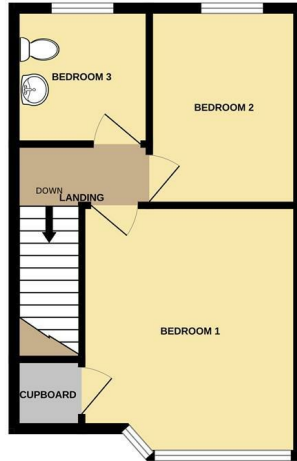




GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.

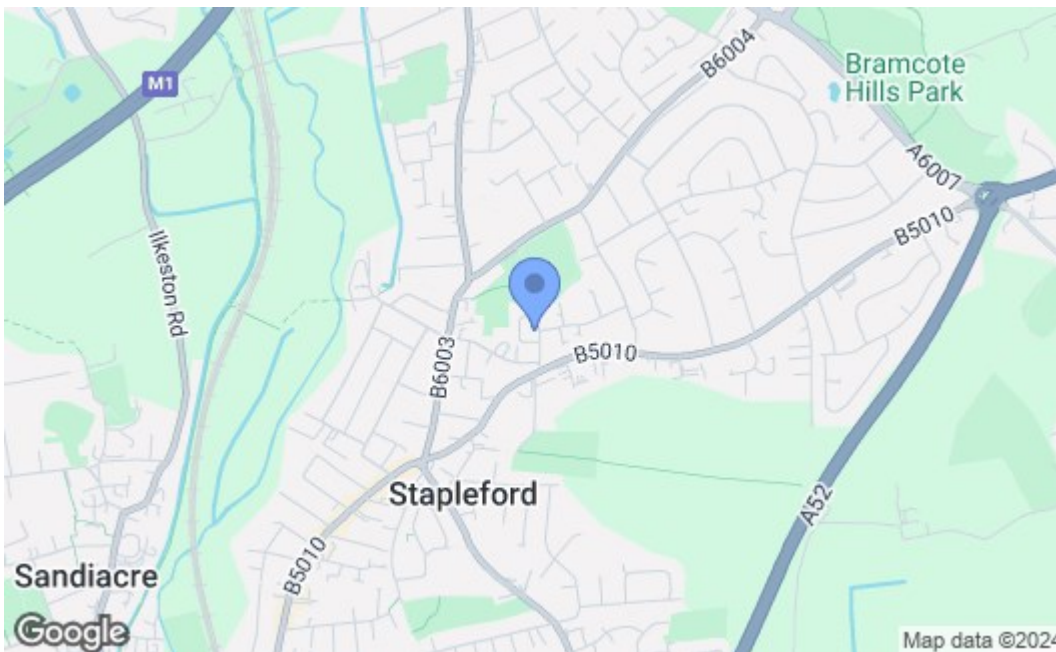


1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items and appropriate advice responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaspice C024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	
<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	

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