



Edward Street  
Stapleford, Nottingham NG9 8FJ

**Offers Over £220,000 Freehold**

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR & ESTABLISHED TREE-LINED LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THIS POPULAR AND ESTABLISHED TREE-LINED RESIDENTIAL STREET LOCATED JUST A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room with feature log burning stove, kitchen, conservatory and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from a combination boiler (installed 3 years ago), double glazing, a three camera CCTV system, and generous 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 and nearby transport links 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.

There is also easy access to open countryside and outdoor space such as Hickings Lane Park and Queen Elizabeth playing fields.

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





### ENTRANCE HALL

9'9" x 5'10" (2.98 x 1.80)

uPVC panel and double glazed side entrance door with stained glass double glazed half windows to either side of the door, turning staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard, radiator, tiled floor. Doors to living room, bathroom and kitchen.

### SHOWER ROOM

9'10" x 4'9" (3.00 x 1.46)

Modern white three piece suite comprising walk-in double width shower cubicle with dual attachment mains ran shower and glass shower screen, hidden cistern push flush WC, wash hand basin with mixer tap. Useful fitted bathroom cabinets, marble effect worktop space, decorative wall tiling, double glazed window to the side (with fitted roller blinds), spotlights, extractor fan, inset shelving within the shower cubicle, chrome ladder towel radiator.

### LIVING ROOM

15'2" x 13'8" (4.64 x 4.18)

Double glazed bay window to the front (with fitted blinds), additional double glazed window to the side (with fitted blinds), coving, picture rail, dado rail, wall light points, decorative ceiling rose, media points, radiator, Adam-style fire surround with tiled insert and granite hearth housing an inset multi-fuel burning stove.

### KITCHEN

9'10" x 9'5" (3.01 x 2.89)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap, fitted four ring gas hob with extractor over and oven beneath, space for under-counter fridge and freezer, glass fronted crockery cupboards, plumbing for washing machine, space for dining table and chairs, panelling one wall to dado height, radiator, tiled floor, double glazed window to the rear, wall mounted gas fired "Baxi" combination boiler for central heating and hot water purposes, uPVC panel and double glazed exit door to the conservatory.

### CONSERVATORY

11'4" x 9'5" (3.46 x 2.89)

Brick and double glazed construction with pitched roof, double glazed French doors then provide access into the rear garden, radiator, wall light points.

### FIRST FLOOR LANDING

Doors to all three bedrooms and loft access point to an insulated and partially boarded loft space.

### BEDROOM ONE

15'2" x 11'11" (4.63 x 3.64)

Double glazed windows to both the front and side (both with fitted blinds), radiator, range of fitted bedroom furniture including wardrobes, drawers and bedside cabinets.

### BEDROOM TWO

9'11" x 9'10" (3.03 x 3.00)

Double glazed window to the rear (with fitted blinds), radiator.

### BEDROOM THREE

15'1" x 4'11" (4.62 x 1.52)

Double glazed windows to both the side and rear (both with fitted blinds), radiator, fitted wardrobes with matching overhead storage cupboards.

### OUTSIDE

To the front of the property there is a walled-in front garden with wrought iron gate and matching railings with pathway then leading down the left hand side of the property towards the side entrance door and rear access gate to the garden. The front garden has an array of planted bushes and shrubbery.

### TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing and maintained hedgerow to the boundary line with a good size covered paved patio seating area with exposed brick retaining wall and covered roof. The garden then extends to a patio with artificial lawn and at the foot of the plot there are two timber storage sheds (one with the benefit of power and lighting). Within the garden there is an external water tap.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the bend in the road to the right. Take a left hand turn (still Warren Avenue) and then take the first right onto Edward Street. The property can be found on the right hand side.

### COUNCIL TAX

Council Tax Band A - Broxtowe Borough Council

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

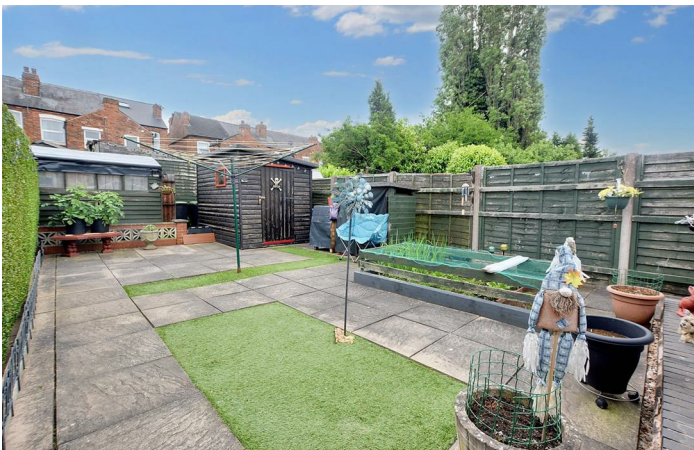
Flood Risk – No flooding in the past 5 years

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			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.