



The Mount
Stapleford, Nottingham NG9 7DT

A TRADITIONAL THREE BEDROOM
TERRACED HOUSE.

£175,000 Freehold



This surprisingly spacious family sized property comes to the market with NO UPWARD CHAIN. Requires some modernisation and improvement, but nonetheless offers fantastic potential for a variety of buyers.

The double glazed property briefly comprises entrance hall, dining kitchen, spacious living room. To the first floor, the landing provides access to three bedrooms, bathroom and separate WC.

The Mount is a small, residential street, a stone's throw from the town centre of Stapleford offering a variety of shops and local amenities, and a local bus service linking Nottingham and Derby via Beeston and Queens Medical Centre.

The property is offered for sale with NO CHAIN and is open to offers.



ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, two built-in store cupboards. Door to dining kitchen.

DINING KITCHEN

14'1" x 8'2" increasing to 12'2" (4.31 x 2.5 increasing to 3.73)

Range of fitted wall and base cupboards with work surfacing and stainless sink unit with single drainer. Gas cooker point, understairs store cupboard, double glazed window and door to the rear. Door to lounge.

LOUNGE

19'6" x 10'6" (5.95 x 3.22)

Gas fire, double glazed window to the front, double glazed patio doors to the rear garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

19'5" x 9'2" reducing to 6'3" (5.94 x 2.8 reducing to 1.92)
Double glazed windows to the front and rear.

BEDROOM TWO

9'4" x 10'8" (2.85 x 3.27)

Overstairs store cupboard, double glazed window to the front.

BEDROOM THREE

9'10" x 7'8" (3 x 2.35)

Built-in airing cupboard housing hot water cylinder heated by electric immersion heater, double glazed window to the rear.

BATHROOM

Two piece suite comprising pedestal wash hand basin and bath with electric shower over. Double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

OUTSIDE

The property is set back from the road with front garden, hedged and fenced in. Well maintained with central

section laid to lawn with inset shrub beds, further shrub beds, pedestrian access leading to the front door. The rear garden is fenced and enclosed with patio area, section of garden laid to lawn, colourful bedding. At the foot of the plot is a gated pedestrian access leading to a footpath which leads around to the front of the terrace.

COUNCIL TAX

Broxtowe Borough Council Band A.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – No central heating

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast and Ultrafast available

Phone Signal – O2 Green, EE Three, Vodafone Amber

Sewage – Mains supply

Flood Risk – Surface water : very low

Flood Defenses – No

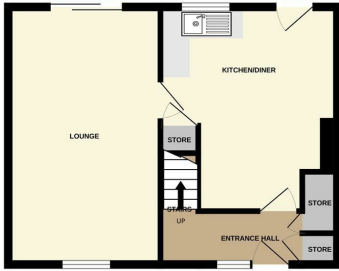
Non-Standard Construction – No

Any Legal Restrictions – No

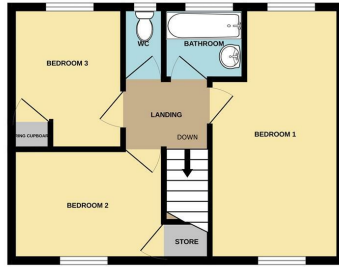
Other Material Issues – Mining report area



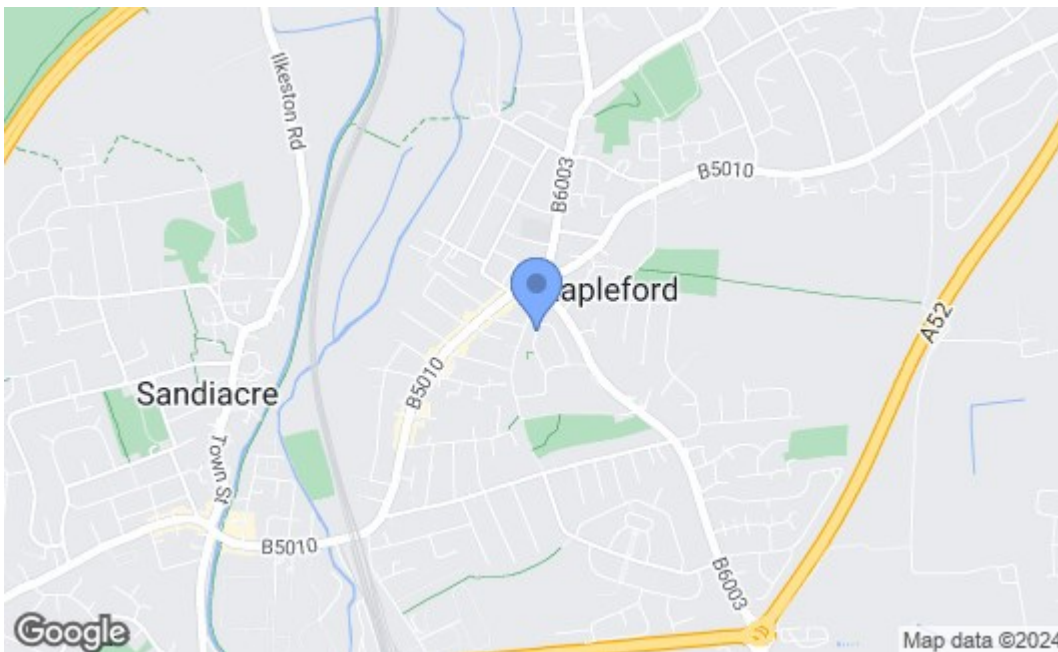
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. The 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 Metropix G2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.