



Pasture Road  
Stapleford, Nottingham NG9 8GQ

**Guide Price £179,950 Freehold**

A TWO BEDROOM SEMI DETACHED  
HOUSE.



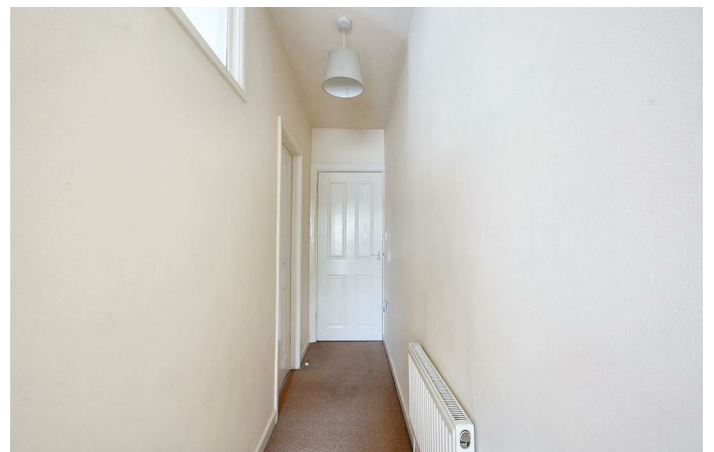


A particularly deceptive two double bedroom semi detached house.

This traditional property comes to the market with NO UPWARD CHAIN and benefits from gas fired central heating served from a combination boiler, double glazed windows and has a large, open plan dining kitchen, as well as a generous kitchen diner.

Situated on the outskirts of Stapleford, the property enjoys a good sized rear garden and within walking distance of the town centre. The A52 for Nottingham/Derby/Beeston and Junction 25 of the M1 motorway is only a short drive away.

This property is ideal for first time buyers and an internal viewing is recommended.



## ENTRANCE PORCH

Double glazed window and front entrance door with further door leading to lounge/diner.

## LOUNGE/DINER

28'10" x 11'10" (8.8 x 3.61)

Stairs to the first floor with understairs store cupboard, radiator, double glazed window to the front and rear.

## DINING KITCHEN

16'4" x 7'0" (5 x 2.14)

Range of fitted wall, base and drawer units, rolled edge work surfacing with inset stainless steel sink unit with single drainer. Built-in electric oven and hob. Plumbing and space for washing machines. Double glazed window. Door to rear garden.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

14'1" x 8'2" plus wardrobe recess (4.30 x 2.50 plus wardrobe recess)

Wardrobe recess, radiator, double glazed window to the front.

## BEDROOM TWO

12'0" x 8'8" (3.66 x 2.66)

Radiator, double glazed window to the rear.

## BATHROOM

9'8" x 6'11" (2.95 x 2.11)

Incorporating a four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle. Radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a walled-in frontage. To the rear, the gardens are enclosed and laid to gravel for ease of maintenance with paved pathway and some shrubs.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 6mbps, Superfast 35mbps,

Ultrafast 1000mbps

Phone Signal – O2 = Green - EE, Three & Vodafone = Amber

Sewage – Mains supply

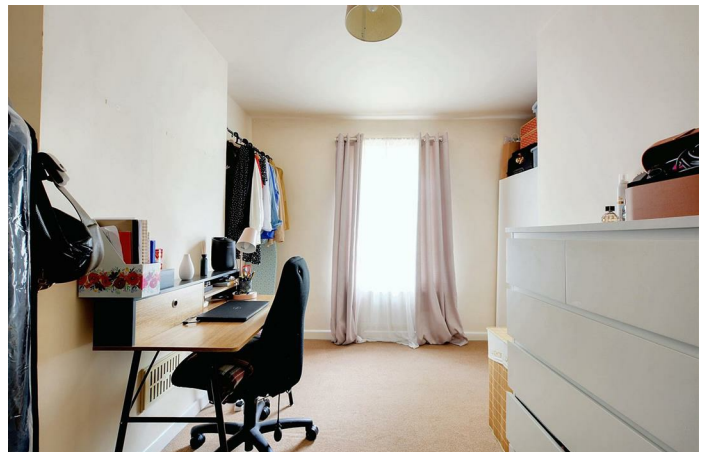
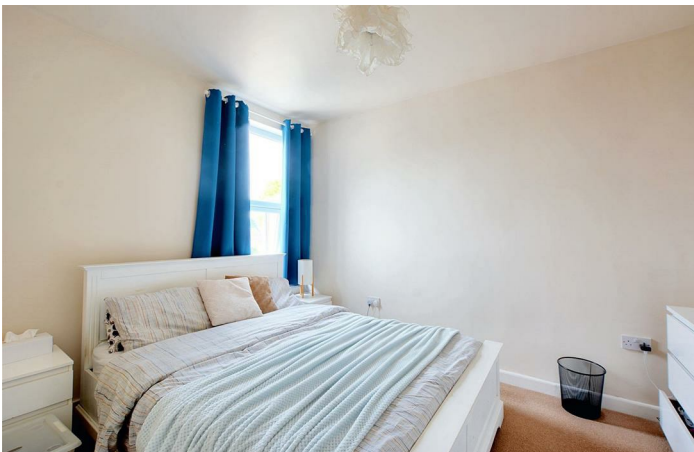
Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Very Low Risk

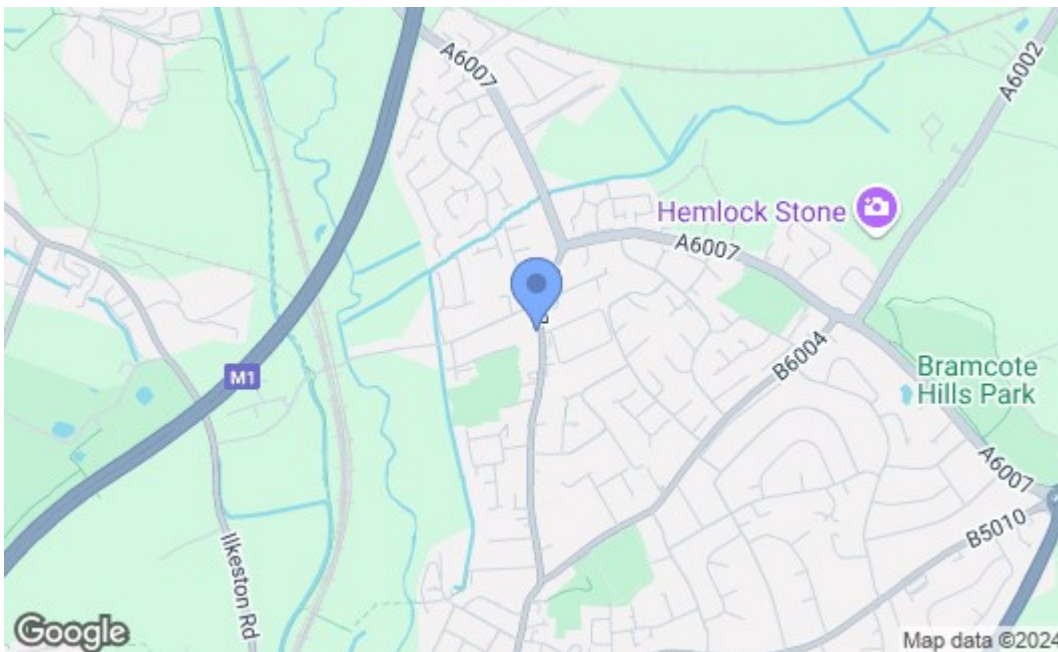
Flood Defences – No

Non-Standard Construction – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.