



Braddon Avenue  
Stapleford, Nottingham NG9 8NA

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Asking Price £195,000 Freehold**



A surprisingly spacious three bedroom semi detached house.

This property comes to the market in a ready to move into condition and will suit first time buyers and young families alike. Features of this property include gas fired central heating served from a combination boiler and double glazed windows.

The accommodation comprises entrance hall, lounge with archway to separate dining room, and fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and modern bathroom/WC.

A particular feature of this property are the rear gardens which are of generous size and attractively landscaped, offering a colourful display of flowers, two decked areas, a section of garden to artificial turf, as well as a lawn. There is also a useful brick outbuilding.

The property is situated in this popular residential suburb within walking distance of a regular bus service and convenience store. For those wishing to commute, the property sits close to good road networks to the nearby larger town of Beeston, Nottingham University, QMC, Nottingham city centre itself, Derby and Junction 25 of the M1 motorway to the West.

Only upon viewing this property internally can the accommodation and gardens be fully appreciated.



## ENTRANCE HALL

Front entrance door, stairs to the first floor. Door to living room.

## LIVING ROOM

16'9" x 10'11" (5.12 x 3.34)

A spacious room with radiator, double glazed window to the front, archway to dining room.

## DINING ROOM

9'5" x 9'4" (2.88 x 2.87)

Understairs store cupboard, radiator, double glazed French doors leading to the rear garden. Door to kitchen.

## KITCHEN

10'1" x 9'4" (3.08 x 2.87)

Incorporating a range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob. Integrated fridge, plumbing and space for washing machine. Double glazed window and door to the rear.

## LANDING

Loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" x 10'11" (3.64 x 3.35)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'10" reducing to 7'11" x 8'3" (3.32 reducing to 2.43 x 2.54)

Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

## BEDROOM THREE

11'11" x 5'4" increasing to 8'8" (3.64 x 1.65 increasing to 2.66)

Useful fitted cupboards, radiator, double glazed window to the front.

## BATHROOM

8'11" x 4'11" (2.72 x 1.51)

Incorporating a three piece suite comprising wall mounted wash hand basin with vanity unit, low flush WC, bath with

thermostatically controlled shower and screen over. Fully tiled walls, electric heated towel rail, double glazed windows.

## OUTSIDE

The property is set back from the road with gravel front garden for ease of maintenance. There is gated pedestrian access at the side of the property leading to the rear garden. The rear garden is generous in size and offers an attractive place to relax and unwind, with two decked areas beyond the rear elevation and a section of garden laid to artificial lawn. The main gardens are laid to lawn, flanked with colourful bedding and there is a pathway through the garden to the foot of the plot where there is an area laid to gravel. There is a useful brick built outbuilding/store.

## 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 37mbps, Ultrafast 1000mbps

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

Sewage – Mains supply

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

Flood Defences – No

Non-Standard Construction – No

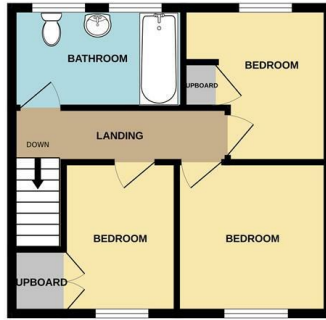
Other Material Issues – No



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

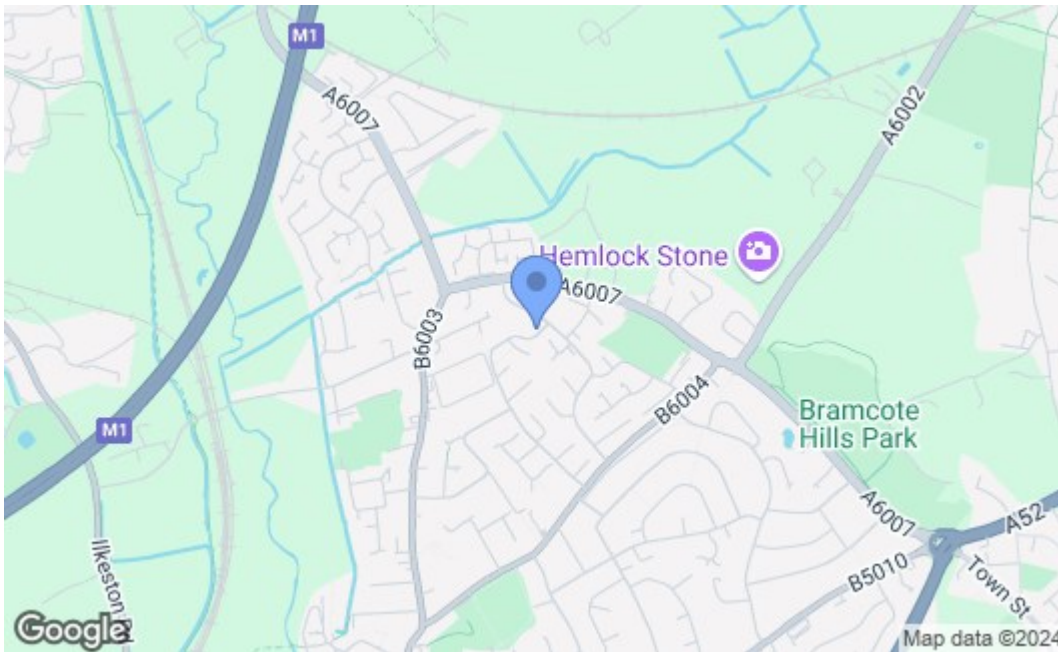


1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

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