

**Brookhill Street
Stapleford, Nottingham NG9 7BQ**

A TWO DOUBLE BEDROOM, TWO
RECEPTION ROOM VICTORIAN TERRACED
HOUSE.

Offers Over £170,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM, TWO RECEPTION ROOM VICTORIAN MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Behind this attractive period facade lies a stylish modern interior with features including a modern fitted kitchen with wood block work surfacing and a luxurious first floor bathroom with twin end bathtub. The property is gas centrally heated from combi boiler and double glazed throughout.

The accommodation is split over two floors, the ground floor comprising front living room, separate dining room and fitted kitchen. The first floor landing then provides access to two double bedrooms, the front with an original feature cast iron fireplace, and the rear giving access through to the bathroom suite.

Another feature of the property is within the rear garden with an enclosed initial courtyard and further generous garden space with decking, lawn and further sitting area to the foot of the plot.

The property is conveniently situated within easy reach of the i4 bus route and also Stapleford town centre which offers a wide variety of national and independent retailers and shopping facilities, as well as being within walking distance of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy.

The property also sits with easy access to excellent nearby transport networks to and from the surrounding areas, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

This Victorian terraced will make an ideal and fantastic first time home and we highly recommend an internal viewing.



LIVING ROOM

11'11" x 11'10" (3.65 x 3.62)

Feature fire surround with display fireplace, media points, meter cupboard, made to measure two double fitted storage cabinets, double fitted storage cabinets, double glazed window to the front, uPVC panel and double glazed front entrance door, coving, ceiling rose.

DINING ROOM

12'0" x 11'11" (3.68 x 3.64)

Useful understairs storage cupboard, door and staircase rising to the first floor, radiator, double glazed window to the rear, Adam-style surround and fireplace.

INNER HALLWAY

Stairs rising to the first floor.

KITCHEN

17'10" x 5'7" (5.44 x 1.72)

The kitchen incorporates a matching range of contemporary fitted wall, base and drawer units with wood blockwork surfacing and inset one and a half bowl sink unit with single drainer and mixer tap. Built-in electric oven, gas hob and extractor hood over. Wall mounted 2022 fitted gas fired combination boiler (for central heating and hot water purposes), plumbing space for washing machine, double glazed windows to the side, uPVC panel and double glazed exit door to the garden.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM ONE

12'1" x 11'11" (3.70 x 3.65)

Radiator, double glazed window to the rear (with fitted blinds), door to bathroom.

BATHROOM

14'4" x 5'4" (4.38 x 1.65)

Stylish and luxurious three piece suite comprising wash hand basin with mixer tap, push flush WC and twin end bathtub with wall mounted electric shower. Built-in airing cupboard with storage space, tiling to the walls and floor, double glazed window to the rear (with fitted blinds), spotlights, radiator.

BEDROOM TWO

11'11" x 11'10" (3.65 x 3.63)

Cast iron fireplace, overstairs storage cupboard with access to an insulated loft space, radiator, double glazed window to the front (with fitted blinds).

OUTSIDE

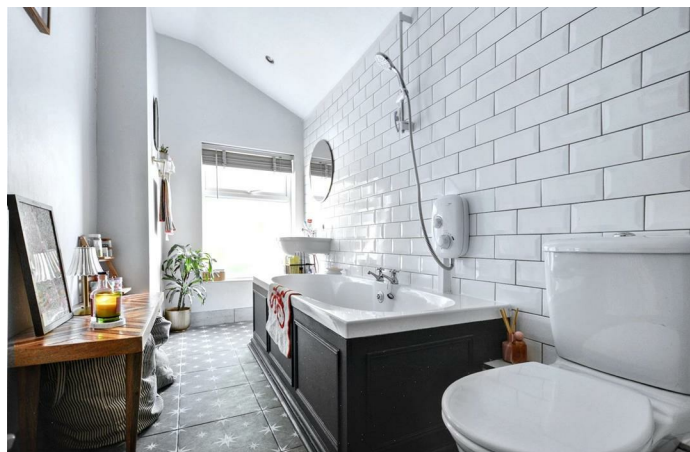
To the front of the property there is a small, walled-in frontage and pathway to the front entrance door.

TO THE REAR

The rear garden has an initial enclosed courtyard-style garden being pebbled and paved with pedestrian gate leading through a shared passageway (which leads to the front of the terrace) into a further enclosed garden space. The rear part of the garden is enclosed being walled and fenced-in with contemporary pallet-style decking, lawn and situated to the foot of the plot is a further circular paved seating area (ideal for entertaining).

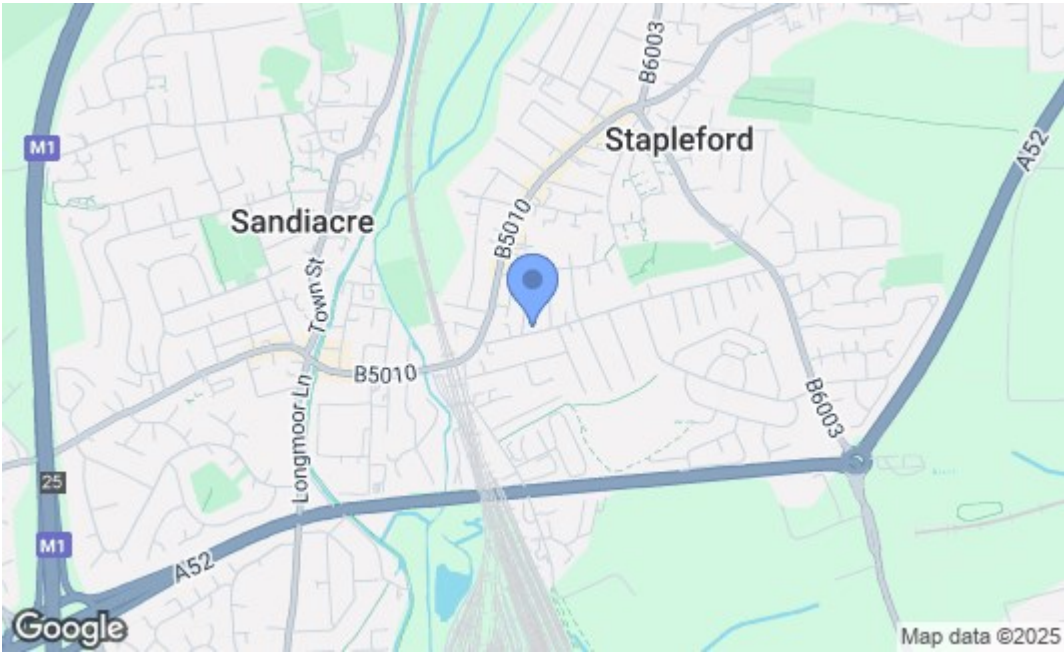
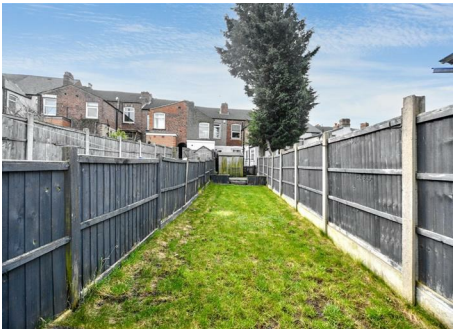
DIRECTINAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. After the brow of the hill, passing the entrance to Fairfield School, take a right turn onto Brookhill Street. Continue down the road and the property can eventually be found on the right hand side.





TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.
Whilst 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-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		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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		

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