



Church Street  
Stapleford, Nottingham NG9 8DJ

**£250,000 Freehold**

A THREE BEDROOM LINK DETACHED HOUSE.





An individually designed and built (and since extended) period link detached house situated on a large garden plot of approximately 0.10 of an acre.

This Victorian house dates back to 1880 and offers surprisingly spacious and adaptable accommodation. Centrally heated from a combination boiler and has partial double glazing. The property would benefit from a program of modernisation and improvement. None the less offers fantastic potential.

The accommodation currently comprises entrance hall with stairs leading to the first floor, two generous reception rooms and a kitchen. To the first floor, the landing provides access to three genuine double bedrooms, one of which leads through to a large utility room which could be adapted into an en-suite, there is a bathroom and separate WC.

What cannot be appreciated from the front elevation is the depth of the garden plot to the rear. A gated through-carport provides off-street parking and leads through to a generous block paved courtyard which provides parking for several vehicles. There are two outbuildings/workshops which could be put to many uses. At the far end of the plot there is a further garden area, currently somewhat overgrown.

Situated in this popular and convenient residential suburb, within walking distance of Stapleford town centre, offering a generous variety of shops and facilities and regular bus service linking Nottingham and Derby.

Offering a tremendous amount of potential for a variety of buyers. Offered for sale with immediate vacant possession.



### ENTRANCE HALL

Radiator, stairs to the first floor, front entrance door, sliding door to the reception room.

### REAR RECEPTION ROOM

13'10" x 13'7" (4.24 x 4.15)

Double glazed window to the rear, opening to kitchen, sliding double doors to front reception room.

### FRONT RECEPTION ROOM

12'4" x 12'9" (3.78 x 3.9)

Radiator, double glazed bow window to the front.

### KITCHEN

10'8" x 8'8" (3.26 x 2.65)

Range of wall, base and drawer units, stainless steel double bowl sink unit with double drainer. Built-in oven and hob, appliance space, double glazed window to the rear, wooden rear exit door.

### FIRST FLOOR LANDING

13'11" x 6'11" (4.25 x 2.11)

Loft hatch, radiator, double glazed window.

### BEDROOM ONE

12'6" x 16'6" (3.82 x 5.05)

Fitted wardrobes, eye level units, dressing table recess, two radiators, two double glazed windows to the front.

### BEDROOM TWO

12'5" x 11'10" (3.8 x 3.62)

Pedestal wash hand basin, fitted wardrobe, radiator, double glazed window to the front.

### BEDROOM THREE

13'10" x 13'9" (4.22 x 4.2)

Fitted wardrobes with eye level units, dressing table recess, radiator, double glazed window to the rear, door to utility room.

### UTILITY ROOM

10'9" x 8'9" (3.3 x 2.68)

Fitted units, including stainless steel sink unit with single drainer, worktops, plumbing for washing machine, space for tumble dryer, wall mounted 'Worcester' gas combination boiler (for central heating and hot water),

single glazed window, double glazed window. This versatile space could be re-designed into an en-suite to the bedroom.

### BATHROOM

9'1" x 7'4" (2.79 x 2.26)

Pedestal wash hand basin, bath tub with mixer shower attachment, heated towel rail, linen cupboard, internal window to cloaks/WC.

### CLOAKS/WC

9'0" x 4'5" (2.75 x 1.36)

Two piece suite comprising pedestal wash hand basin, low flush WC, radiator, double glazed window.

### OUTSIDE

To the front is a walled-in front garden with gravel beds. Adjacent is a block paved driveway with gates opening and leading to a carport. This then leads through to the rear garden where there is a large block paved courtyard area giving access to the outbuildings and the garden. The remainder of the garden is currently overgrown with mature soft fruit bushes and at the foot of the plot is a summerhouse.

### CARPORT

26'9" x 12'5" (8.17 x 3.80)

Light and power, access to the cellar.

### CELLAR

Single compartment with limited head height.

### OUTBUILDING ONE

9'1" x 8'0" (2.77 x 2.45)

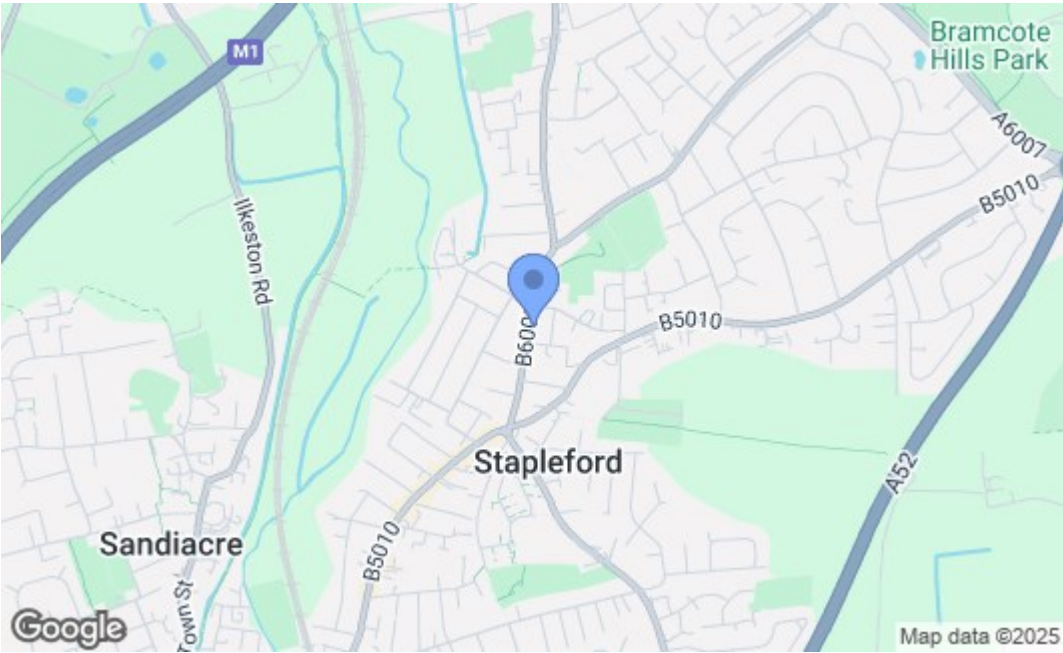
### OUTBUILDING TWO

22'3" x 10'2" (6.8 x 3.10)

Making an ideal workshop.







| 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 <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.