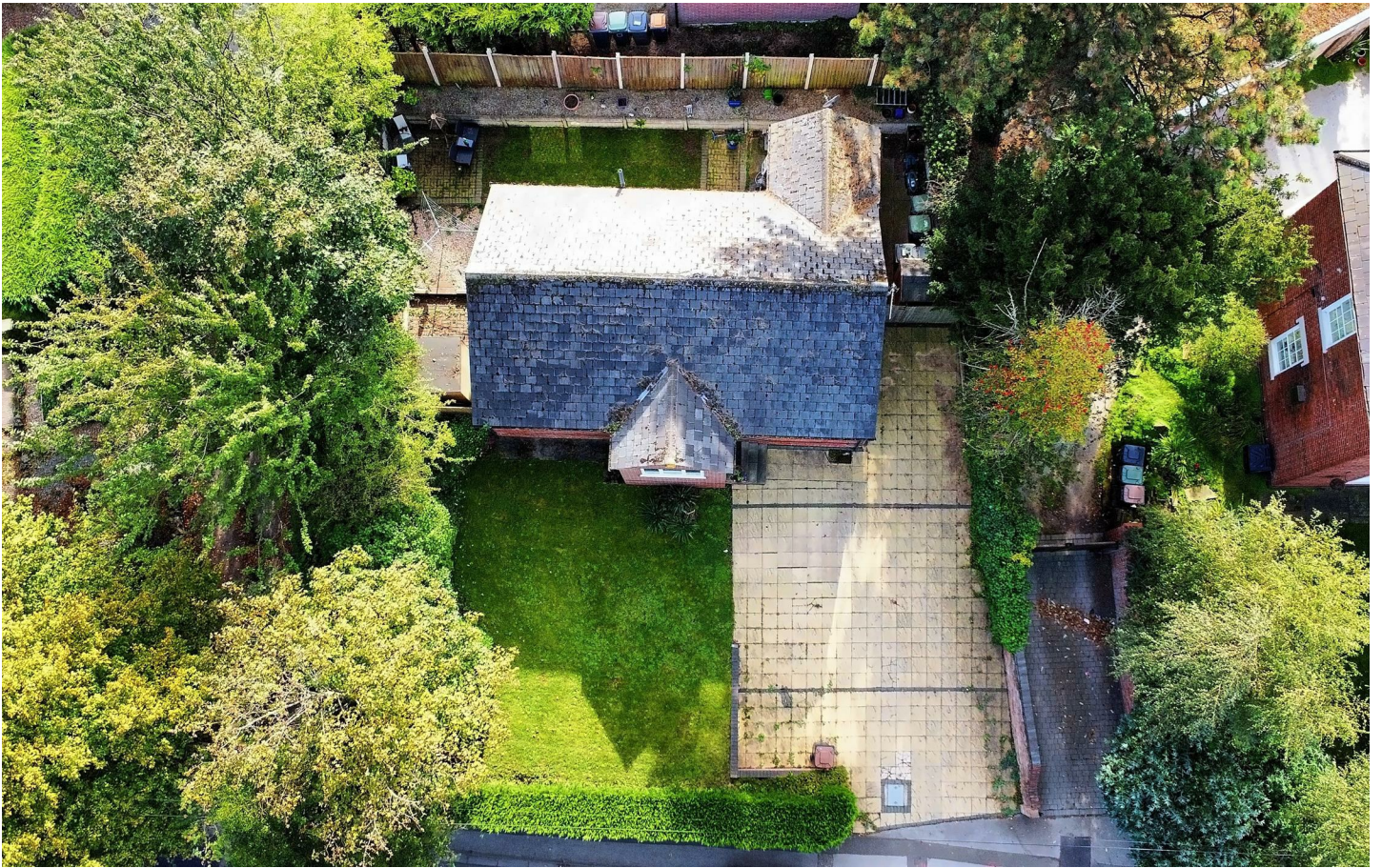




Nottingham Road
Stapleford, Nottingham NG9 8AQ

A DOUBLE FRONTED TWO BEDROOM
DETACHED BUNGALOW.

Guide Price £250,000 Freehold



GUIDE PRICE £250,000-£260,000

ROBERT ELLIS ARE PLEASED TO BRING THE MARKET THIS DOUBLE FRONTED TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With single level accommodation comprising a spacious entrance hallway, two good size bedrooms, bathroom, "L" shaped spacious lounge, dining room and kitchen.

The property also benefits from gas fired central heating from combination boiler (located in the loft space), lowered kerb entrance providing off-street parking, and gardens to the front, back and side.

The property is within walking distance of the shops and services within Stapleford town centre. There is also easy access (if required) to nearby schooling for all ages, good transport links such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal retirement or downsize property. We highly recommend an internal viewing.



ENTRANCE HALL

max 16'8" x 9'2" (max 5.10 x 2.80)

uPVC panel and double glazed entrance door, double glazed windows to the front and side (both with fitted blinds), radiator, tiled floor, alarm control panel, cloaks cupboard, wall mounted heating thermostat. Vaneer internal doors to both bedrooms, living space and bathroom. Loft access point to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE

14'9" x 9'6" (4.52 x 2.90)

Double glazed window to the front (with fitted roller blind), radiator.

BEDROOM TWO

10'1" x 9'11" (3.09 x 3.03)

Double glazed window to the rear, radiator.

BATHROOM

7'7" x 6'11" (2.32 x 2.13)

Three piece suite comprising bath with foldaway glass shower screen and mains shower, wash hand basin with mixer tap and storage drawers beneath, hidden cistern push flush WC. Fully tiled walls and floor, radiator, wall mounted mirror fronted bathroom cabinet, double glazed window to the rear (with fitted roller blind), extractor fan.

"L" SHAPED OPEN PLAN LOUNGE/DINER

19'8" max x 16'4" max (6.00 max x 5.00 max)

Double glazed window to the front (with fitted roller blind), double glazed French doors opening out to the rear, two radiators, feature stone fireplace incorporating gas fire, media points. Door to kitchen.

KITCHEN

12'9" x 7'10" (3.89 x 2.39)

The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan neck mixer tap. Space for cooker, plumbing for washing machine, integrated fridge/freezer, glass fronted crockery cupboards, double glazed window

to the rear (with fitted roller blind), tiled floor, uPVC panel and double glazed exit door to outside.

OUTSIDE

To the front there is a lowered kerb entry point to the property's driveway which provides off-street parking for several cars and vehicles. This in turn leads to the front entrance door, front garden lawn which is screened by hedgerow to the boundary line and offers a further planted flowerbed selection of mature bushes and shrubbery with an external lighting point. From the driveway there is also pedestrian gated access which leads to the rear garden.

TO THE REAR

The rear garden is designed for straightforward maintenance being paved with a side lawn, two garden sheds, external water tap and lighting point.

DIRECTIONAL NOTE

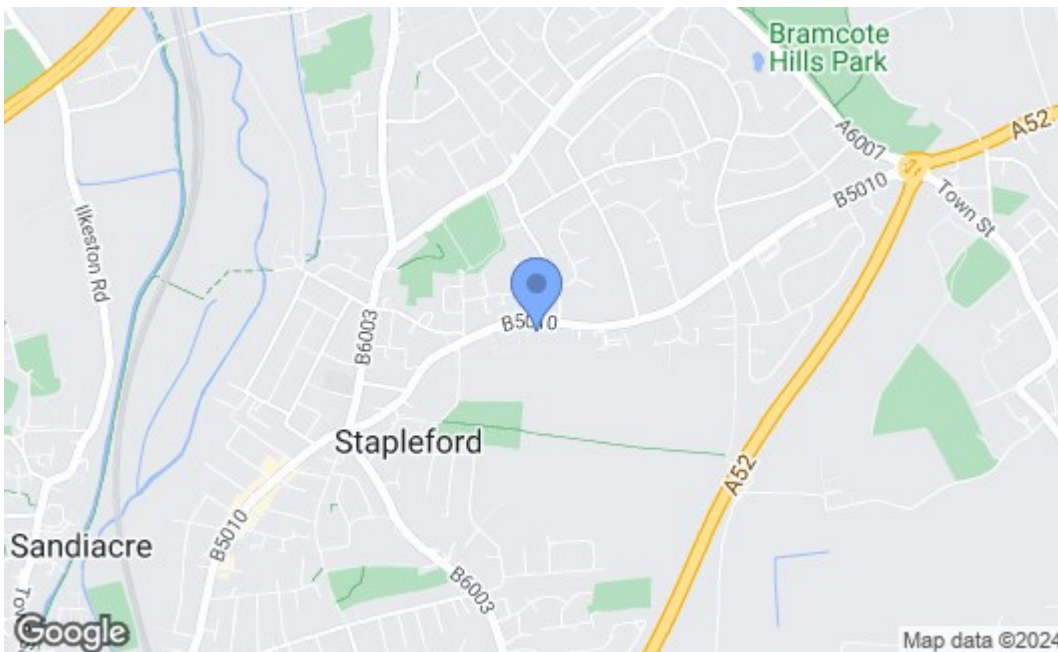
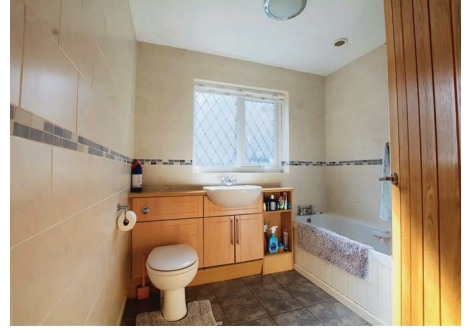
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. The property can eventually be found on the right hand side, identified by our For Sale board. Ref: 8234NH



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs 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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.