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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Cambridge Crescent, Stapleford, Nottingham, Nottinghamshire , NG9
8GX
£195,000**



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- MODERN KITCHEN DINER
- GOOD SIZED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- IDEAL FOR FIRST TIME BUYER
- TUCKED AWAY CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, radiator, door to lounge.

Lounge

3.65 m x 4.11 m (12'0" x 13'6")
UPVC bay window to front, radiator, feature fireplace, radiator, laminate flooring, under stairs storage cupboard housing the recently fitted boiler which has a 10 year warranty.

Kitchen Diner

5.04 m x 2.95 m (16'6" x 9'8")
UPVC window and door to rear aspect, modern fitted kitchen with base and wall units, work top, sink unit, integrated oven, hob and extractor above, space for tall fridge freezer, plumbing for washing machine, tiled flooring, radiator.

First floor landing

Doors to bedrooms and bathroom, UPVC window to side, loft access point.

Bedroom One

4.10 m x 3.11 m (13'5" x 10'2")
UPVC window to front aspect, radiator, over stairs storage cupboard.

Bedroom Two

3.69 m x 2.45 m (12'1" x 8'0")
UPVC window to rear aspect, radiator, tv point.

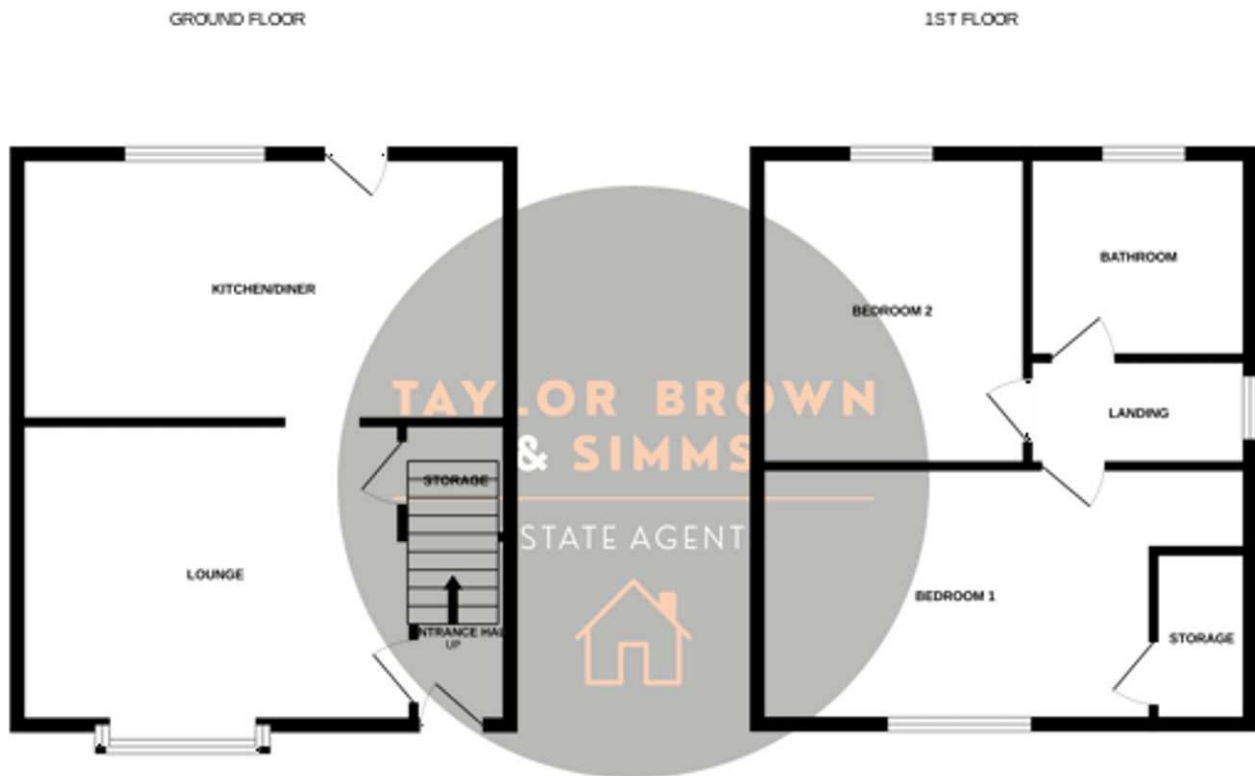
Bathroom

UPVC window to rear aspect, four piece suite comprising of panelled bath, shower cubicle, WC and hand wash basin, part tiled walls, radiator.

Outside

To the front of the property is off street parking for two cars, there is gated access to the side leading to the rear garden.

To the rear of the property is a paved patio area, good sized lawned area, wooden garden shed, brick built shed and enclosed.



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 purchasers. 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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