Robert Ellis

look no further. . .







St. James Terrace
Stapleford, Nottingham NG9 7BB

A TWO BEDROOOM END TERRACED HOUSE WITH OFF-STREET PARKING.

Offers Around £160,000 Freehold

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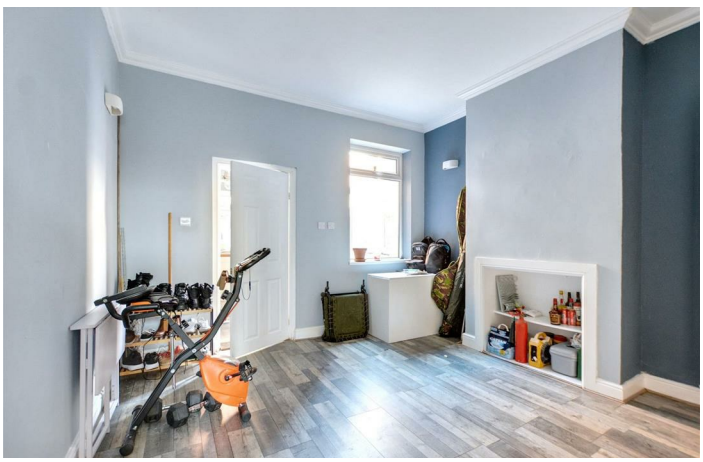
Tucked away from the hustle and bustle yet conveniently situated is this two double bedroom end terraced house which has the benefit of off-street parking for one car to the front.

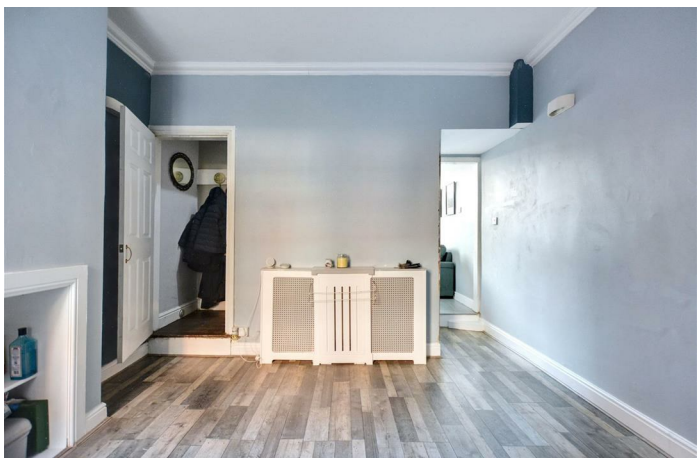
This well presented property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. The owner has also improved the energy efficiency by adding further insulation to some of the walls internally, ceilings and additional insulation to the loft space. The bathroom also benefits from underfloor heating.

Further useful features of this property include a useable basement/cellar with flooring, plastered walls and lighting, and the attic provides a further useful storage space.

Situated towards the end of St James Street, a small residential street with similar properties, the house is a short walk to Stapleford town centre which offers a generous variety of shops and facilities, and good transport links with the i4 bus route linking Nottingham and Derby via the Queen's Medical Centre. Schools for all ages are also within easy reach, as is the A52 linking Nottingham and Derby, as well as the park and ride for the Nottingham tram.

This property will make a fantastic first purchase. Internal viewing is highly recommended.





LOUNGE
12'1" x 11'3" (3.70 x 3.45)
Chimney breast with alcove and tiled hearth, built-in storage units, radiator, double glazed window and front entrance door. Door to inner lobby which opens through to the dining room and has a door to the cellar.

CELLAR
11'11" x 10'0" (3.64 x 3.05)
A useable space with plastered walls, finished flooring, power points and recessed spotlights.

DINING ROOM
12'3" x 12'2" (3.74 x 3.71)
Recessed alcove to chimney breast, radiator, door to staircase, door to kitchen, double glazed window to the rear.

KITCHEN
7'9" x 6'6" (2.37 x 2)
A range of wall, base and drawer units, woodblock style worktops and inset ceramic sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Under-counter appliance space, wall mounted gas combination boiler (for central heating and hot water purposes). Double glazed window, door to rear garden.

FIRST FLOOR LANDING
Access to bedrooms and bathroom.

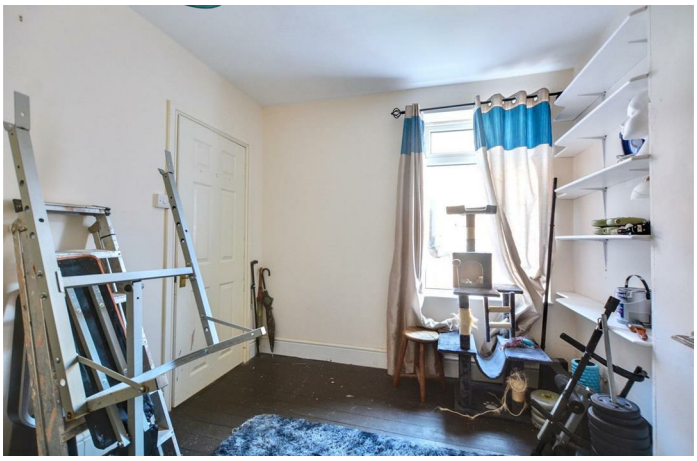
BEDROOM ONE
12'1" x 11'4" (3.69 x 3.46)
Feature original cast iron fireplace, radiator, double glazed window to the front. Door to a staircase leading to the attic which has light and power, plastered walls and two roof windows.

BEDROOM TWO
12'1" x 8'11" (3.69 x 2.74)
Feature original cast iron fireplace, radiator, double glazed window to the rear.

BATHROOM
7'9" x 6'8" (2.38 x 2.05)
A Victorian-styled room with wash hand basin and vanity unit, low flush WC and tiled-in "L" shaped spa bath with handheld mixer shower tap attachment, as well as rain-head shower rose to ceiling. Partially tiled walls, radiator, tiled floor with electric underfloor heating, double glazed window.

OUTSIDE
To the front, the property has a gravel forecourt which provides off-street parking for a car, there is pedestrian access at the side of the house with gate leading to the rear garden. The rear garden is landscaped with ease of maintenance in mind, finished with paving. There is a brick outbuilding at the foot of the plot which is used as a utility room having plumbing and space for washing machine, light and power.



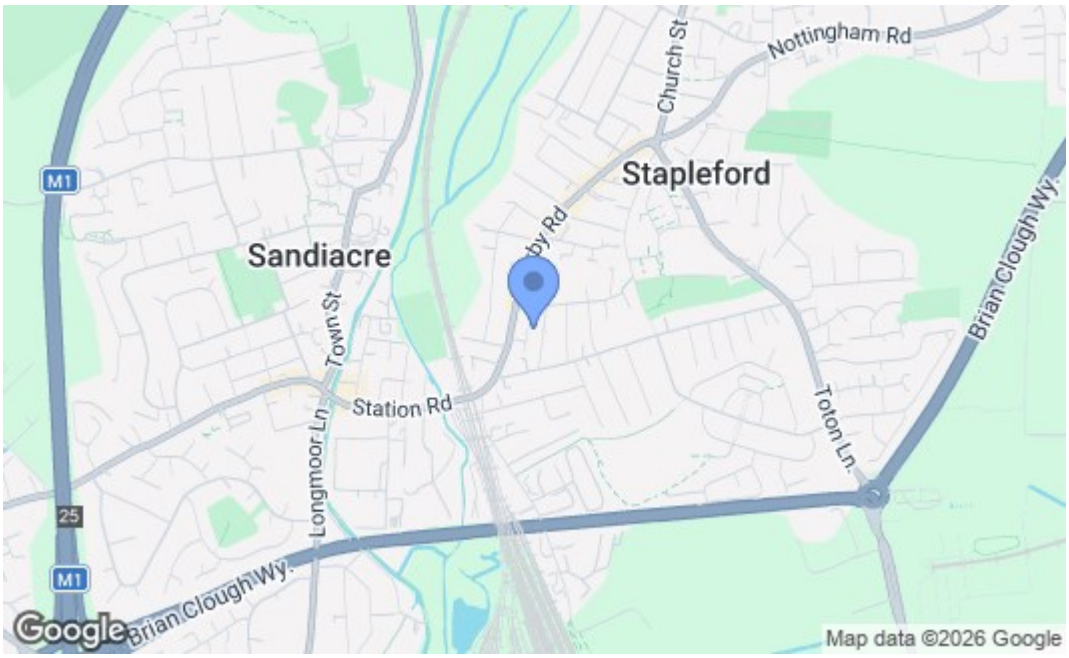


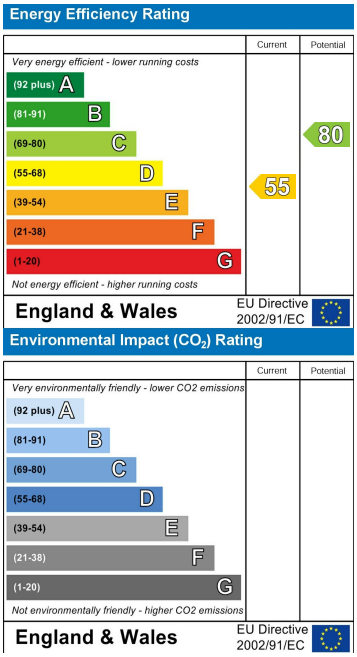












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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