Robert Ellis

look no further. . .







St. James Terrace
Stapleford, Nottingham NG9 7BB

A TWO BEDROOM END TERRACED HOUSE WITH THE BENEFIT OF DRIVEWAY TO THE FRONT.

£170,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND MODERNISED TWO BEDROOM END TERRACED PROPERTY SITUATED IN THIS NO-THROUGH ROAD RESIDENTIAL LOCATION WITHIN EASY REACH OF TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises living room, inner lobby, dining room and kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, and an enclosed courtyard-style garden to the rear. There is a parking space available to the front of the property, however this does not belong to the property.

The property is located in this no-through road residential location within easy reach of town centre amenities, as well as good transport links including the i4 bus service, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.

There is also easy access to excellent nearby schooling for all ages (if required) such as William Lilley, Fairfield and George Spencer.

We believe the property will make an ideal first time buy or family home and highly recommend an internal viewing.





LIVING ROOM
12'1" x 11'1" (3.7 x 3.40)
Media points, double glazed uPVC window to the front (with fitted blinds), radiator, meter cupboard, laminate flooring, central chimney breast incorporating an Adam-style fire surround with inset log effect fire.

INNER LOBBY
2'11" x 2'11" (0.91 x 0.91)
Useful understairs storage space, laminate flooring.

DINING ROOM
12'2" x 12'0" (3.72 x 3.66)
Laminate flooring, staircase rising to the first floor, double glazed window, radiator, opening through to the modern fitted kitchen.

KITCHEN
12'0" x 6'9" (3.66 x 2.08)
The kitchen incorporates a matching modern and contrasting range of fitted base and wall storage cupboard and drawers, with granite-style roll top work surfacing incorporating single sink unit with mixer tap and draining board, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, decorative tiled splashbacks, spotlights, laminate flooring, double glazed windows to both the side and rear, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Loft access point, doors to both bedrooms and bathroom.

BEDROOM ONE
12'2" x 11'5" (3.73 x 3.50)
Double glazed window, radiator.

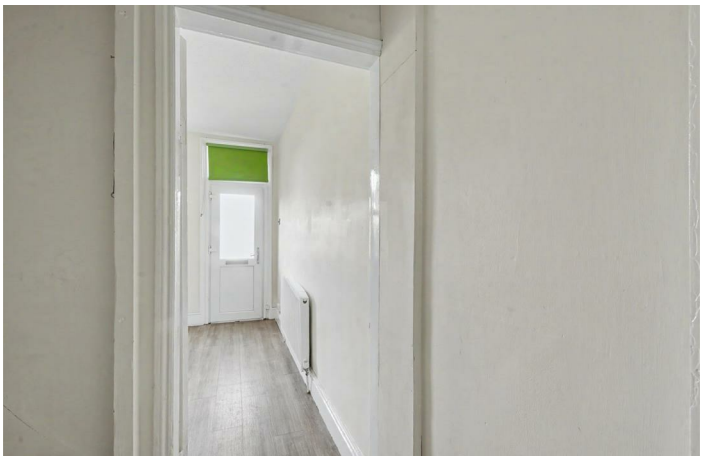
BEDROOM TWO
12'3" x 8'5" (3.74 x 2.58)
Double glazed window, radiator.

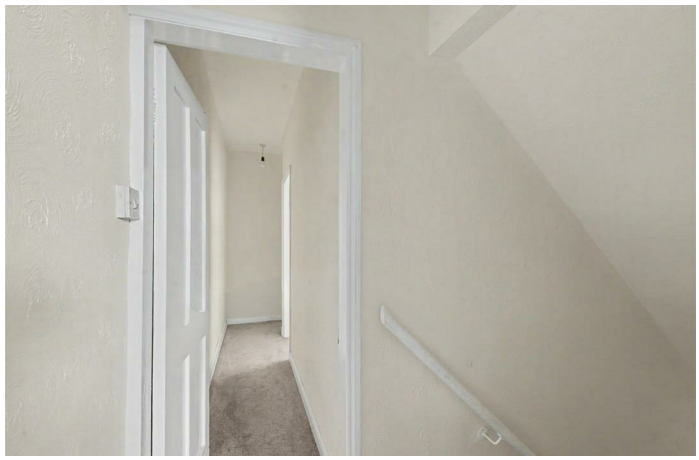
BATHROOM
8'3" x 6'5" (2.53 x 1.96)
Modern white three piece suite comprising curved bath with glass screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, decorative wall boarding, double glazed window, spotlights, extractor fan and chrome heated towel radiator.

OUTSIDE
To the front of the property there is a driveway space which in turn leads to the front entrance door.

TO THE REAR
The rear garden is a courtyard-style garden designed for straightforward maintenance being predominantly paved with an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto St James Street. At the "T" junction, take a right onto St James Terrace and the property can be found on the left hand side.



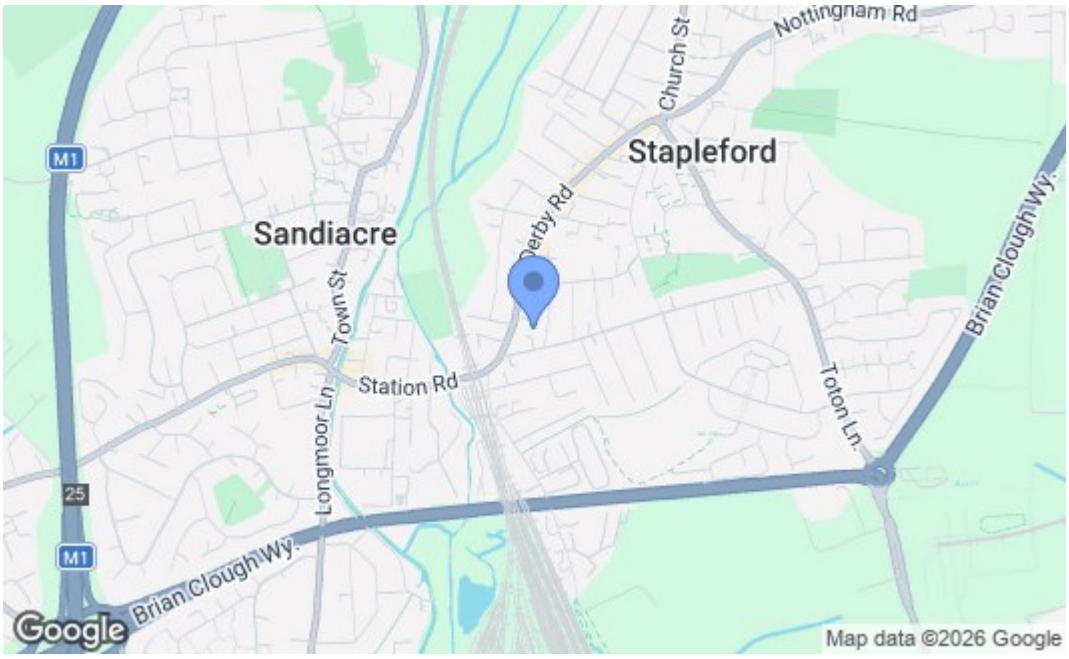


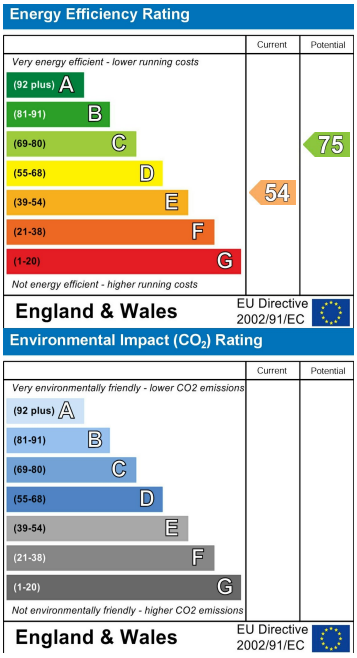












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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