



Pasture Road  
Stapleford, Nottingham NG9 8GQ

**£165,000 Freehold**

A WELL PRESENTED BRIGHT & AIRY TWO  
BEDROOM TERRACED HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND CARED FOR TWO BEDROOM TERRACED HOUSE SITUATED ON THE EDGE OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance porch leading through to a living room, central dining room and generous kitchen. The first floor landing then provides access to two bedrooms and a spacious bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and generous garden space to the rear.

The property is situated towards the edge of Stapleford (bordering Trowell) which offers easy access to outdoor space and countryside walks, including nearby canal footpath. There is also easy access to the recently opened skatepark, as well as Hickings Lane Recreation Ground.

Shops, services and amenities are all nearby in Stapleford town centre, and good transport links, including local bus services and major road networks including the A52 and M1 motorway.

Excellent schooling for all ages is within easy reach.

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



## PORCH

3'3" x 3'3" (1.01 x 1.01)

uPVC constructed with double glazed windows to either side, as well as a central uPVC panel and double glazed entrance door from the front courtyard.

## LIVING ROOM

11'11" x 11'8" (3.65 x 3.58)

uPVC panel and stained glass entrance door leading through from the porch, radiator with display cabinet, laminate flooring, door to useful understairs storage closet, meter cupboard, media points, double glazed window to the front (with fitted blinds), alarm control panel.

## DINING ROOM

12'5" x 11'11" (3.80 x 3.64)

Double glazed window to the rear, laminate-style flooring, door leading to inner lobby and staircase rising to the first floor, further doors leading to the living room and kitchen, radiator with display cabinet.

## INNER STAIRCASE LOBBY

Staircase rising to the first floor.

## KITCHEN

15'7" x 7'0" (4.77 x 2.14)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap with decorative tile splashbacks, fitted four ring hob with extractor over and oven beneath, space and plumbing for washing machine and dishwasher, further space for full height fridge/freezer and additional appliance space (if required). Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, two double glazed windows to the side (one of which with a fitted roller blind), uPVC panel and double glazed side exit door, tiled floor.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point with pull-down loft ladders to a partially boarded and insulated loft space.

## BEDROOM ONE

11'10" x 11'3" (3.63 x 3.44)

Double glazed window to the front, radiator.

## BEDROOM TWO

13'1" x 8'11" (4.00 x 2.73)

Double glazed window to the rear, radiator, useful storage closet.

## BATHROOM

11'9" x 6'11" (3.59 x 2.13)

Spacious four piece suite comprising panel bath with mixer tap and tile surround, separate tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap and matching tile splashbacks, push flush WC. Double glazed window to the rear, chrome ladder towel radiator, spotlights, extractor fan, wall mounted cabinet.

## OUTSIDE

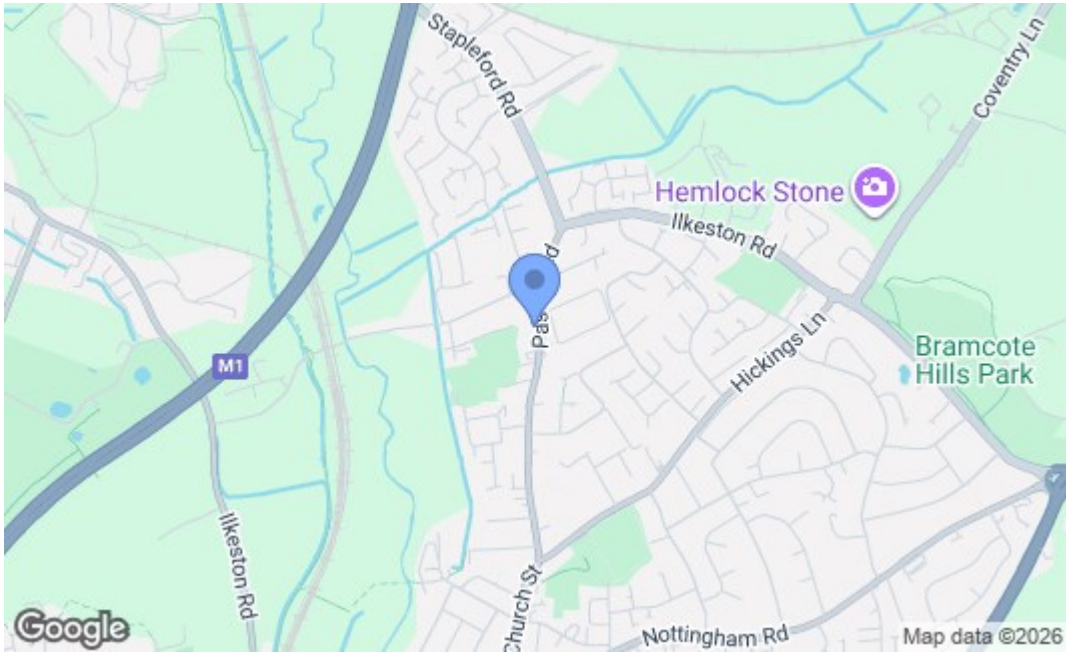
To the front of the property there is a front garden with dwarf brick boundary wall with coping stones, shared pedestrian gate and paved courtyard providing access to the front entrance door.

## TO THE REAR

The rear garden is of a good overall size and proportion with an initial courtyard seating area with pedestrian wrought iron gate and matching railings leading down to the rear part of the garden which has been designed for straightforward maintenance with a central pathway with decorative gravel stone chippings to either side leading to the foot of the plot where a timber storage shed can be found, external water tap and lighting point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(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.