Robert Ellis

look no further. . .

Central Avenue
Stapleford, Nottingham NG9 8PU

A THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor, lounge, dining kitchen and lobby. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, gated block paved driveway providing off-street parking and generous rear garden.

The property is located in this popular and established residential area within close proximity of excellent nearby schooling for all ages, as well as good transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor green space including the adjacent Central Avenue Recreation Ground, Hickings Lane incorporating the new football academy and Bramcote Hills Park is just a short walk away.

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

ENTRANCE HALL
5'10" x 5'5" (1.80 x 1.66)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, radiator, coat pegs and staircase rising to the first floor.

LOUNGE
19'8" x 10'6" (6.00 x 3.22)
Dual aspect room with double glazed windows to the front and rear, two radiators, coving, media points, brick and Cornish slate fireplace with inset shelving. Doors to the kitchen and hallway.

DINING KITCHEN
14'2" x 12'4" (4.33 x 3.78)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating single sink and draining board with central swan-neck style mixer tap and tiled splashbacks. Space for kitchen appliances including fridge/freezer, washing machine and cooker. Useful understairs storage pantry with meters, radiator, double glazed window to the rear, uPVC panel and double glazed door to the garden. Further door to the side lobby.

SIDE LOBBY
5'11" x 5'8" (1.82 x 1.73)
uPVC panel and double glazed entrance door leading back onto the front and driveway, two useful storage cupboards.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

BEDROOM ONE
20'0" x 9'2" (6.12 x 2.80)
A dual aspect room with double glazed windows to both the front and rear (the front with fitted blinds and overlooking the adjacent play area), radiator, fitted mirrored fronted wardrobes.

BEDROOM TWO
10'7" x 9'10" (3.25 x 3.00)
Double glazed window to the front, radiator, useful overstairs storage cupboard.

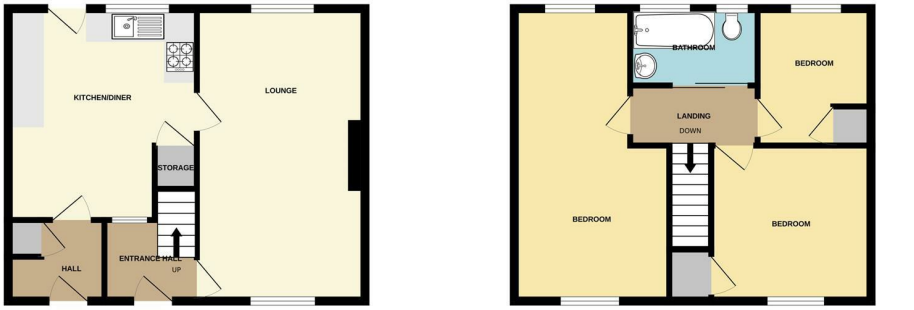
BEDROOM THREE
9'11" x 7'8" (3.04 x 2.35)
Double glazed window to the rear overlooking the rear garden, boiler closet housing the gas fired combination boiler for central heating and hot water.

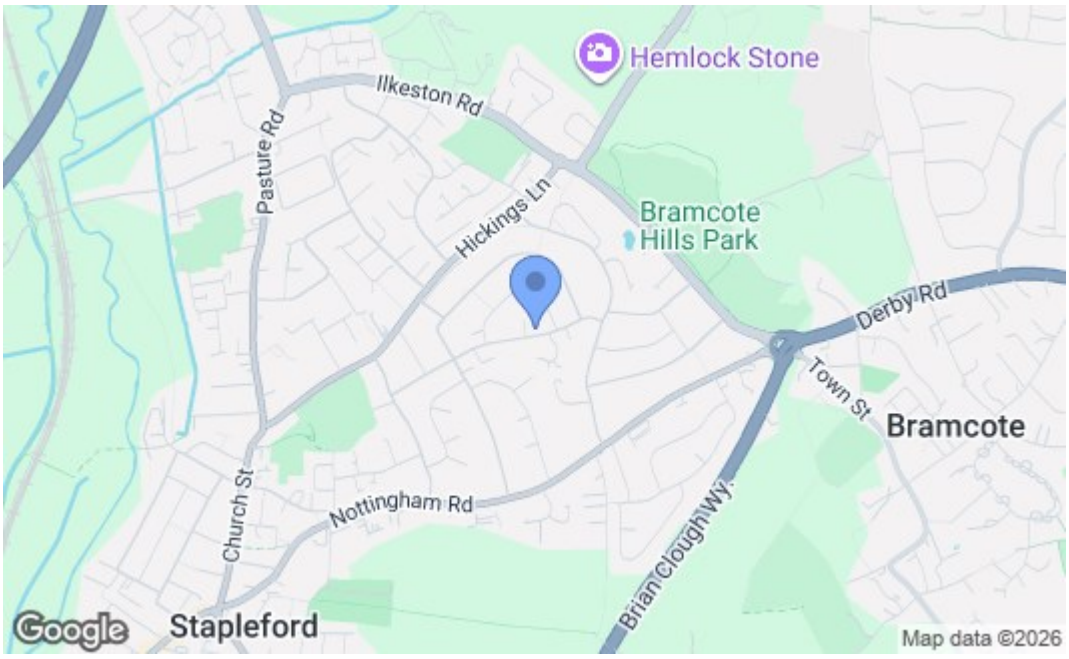
BATHROOM
8'5" x 4'9" (2.59 x 1.47)
Three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin, low flush WC. Wall mounted bathroom cabinet, tiling to the walls, radiator, two double glazed windows to the rear.

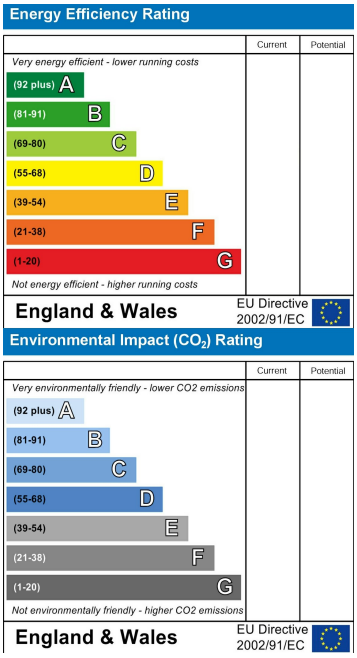
OUTSIDE
To the front of the property, there is a gated block paved driveway providing off-street parking with matching wrought iron pedestrian gate and block paved access to the front entrance door. The front garden has a hedgerow to the boundary line with lawn and planted flower borders housing a variety of bushes and shrubs.

TO THE REAR
The rear garden is enclosed by timber fencing and hedgerows to the boundary line, split into various sections with an initial crazy paved patio area leading onto a second slabbed patio space (ideal for entertaining) with pathway providing access to the foot of the plot. The garden has planted beds and borders and a lawn section with a variety of bushes, shrubs, trees and plants.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed in the direction of Bramcote. Take a right hand turn onto West Avenue and then a left turn onto Central Avenue. Proceed over the crossing, passing the entrance to the convenience store. The recreation ground is on the right and the property can be found on the left hand side, identified by our For Sale board.







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.