



**Revill Crescent**  
**Stapleford, Nottingham NG9 8EH**

**£235,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE. OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, "L" shaped through lounge/diner, kitchen, rear, lobby and workshop. The first floor landing then provides access to three bedrooms and a bathroom.

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

Situated in this quiet residential cul de sac of similar dwellings with the benefit of off-street parking for at least two vehicles to the front and larger than average rear garden. Conveniently situated within walking distance of local schools (such as St John's and Wadsworth Field Primary School, along side George Spencer Academy Trust and Bramcote Hills which are not too far away), regular bus service, Stapleford town centre, Aldi food store and good road networks leading to the A52 which links Nottingham and Derby, Queen's Medical Centre, Nottingham University and Junction 25 of the M1 motorway for further afield.

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



## ENTRANCE HALL

9'4" x 5'10" (2.86 x 1.79)

uPVC panel and double glazed front entrance door, double glazed window to the side, tiled floor, stairs to the first floor. Door to the through lounge/diner and opening through to the kitchen.

## THROUGH LOUNGE/DINER

19'10" reducing to 10'0" x 15'0" reducing to 8'10" (6.07 reducing to 3.06 x 4.58 reducing to 2.71)

Dual aspect light and spacious room with double glazed windows to the front and rear, two radiators, laminate flooring, media points, central chimney breast incorporating a feature fireplace with granite hearth.

## KITCHEN

9'6" x 8'7" increasing to 11'10" (2.92 x 2.64 increasing to 3.63)

Matching range of fitted wall, base and drawer units with marble style work surfacing incorporating single sink unit and draining board with swan-neck style mixer tap and tiled splashbacks. Built-in electric oven, gas hob and extractor hood over, overhanging breakfast bar space for two stools, space for slimline dishwasher, tiled floor, glass fronted crockery cupboard, double glazed windows to the side and rear (the side with fitted blind), radiator, door to rear lobby, further door to boiler room.

## BOILER ROOM

Shelving, double glazed window to the side, tiled floor, plumbing for washing machine, wall mounted gas fired combination boiler (for central heating and hot water).

## REAR LOBBY

6'3" x 4'0" (1.92 x 1.24)

Panel and glazed door to rear garden, side door to outside and door to workshop.

## WORKSHOP

Pitched roof, exposed brickwork, power and lighting points.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access point. Doors to bedrooms and bathroom.

## BEDROOM ONE

11'8" x 9'8" (3.57 x 2.97)

Double glazed window to the front, radiator, media points, useful storage closet with shelving and pull-out baskets.

## BEDROOM TWO

13'0" x 8'2" (3.97 x 2.50)

Double glazed window to the rear overlooking the rear garden, radiator, fitted storage closet with hanging rail and storage space above.

## BEDROOM THREE

8'7" reducing to 3'11" x 9'3" reducing to 6'0" (2.62 reducing to 1.20 x 2.84 reducing to 1.84)

Double glazed window to the front, radiator, media points, useful storage cupboard with shelving and hanging rail.

## BATHROOM

7'10" x 5'10" (2.41 x 1.80)

Three piece suite comprising panel bath decorative glass screen and mains shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Two double glazed windows to the rear, chrome ladder towel radiator, tiling to the walls, shabby-chic style flooring, additional radiator.

## OUTSIDE

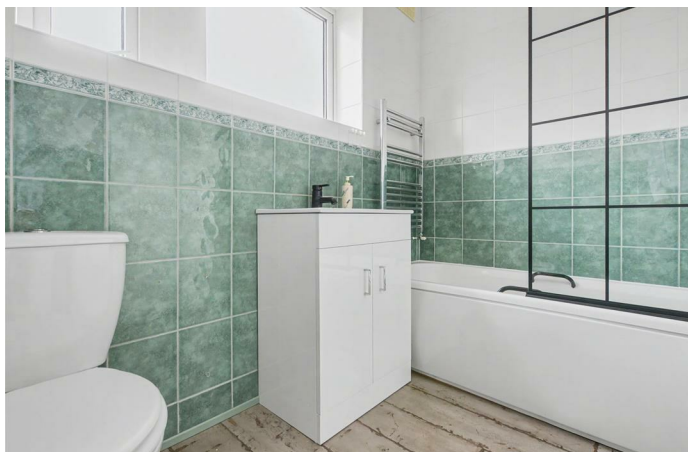
To the front, the property is approached via a lowered kerb entry point to a driveway providing off-street parking with a generous lawn which could be enhanced to create further parking (if required), pathway to the front entrance door and pedestrian gate leading down the side of the house into the rear garden. The rear garden is a good overall size split into various sections with an initial paved patio entertaining space, access to the brick garden store which has a pitched roof, power, lighting and shelving. A patio leads to the main lawn which is enclosed by timber fencing and hedgerows to the boundary lines. Pedestrian gated access leads back to the front and onto the driveway, an outside water tap and lighting point.

## DIRECTIONS

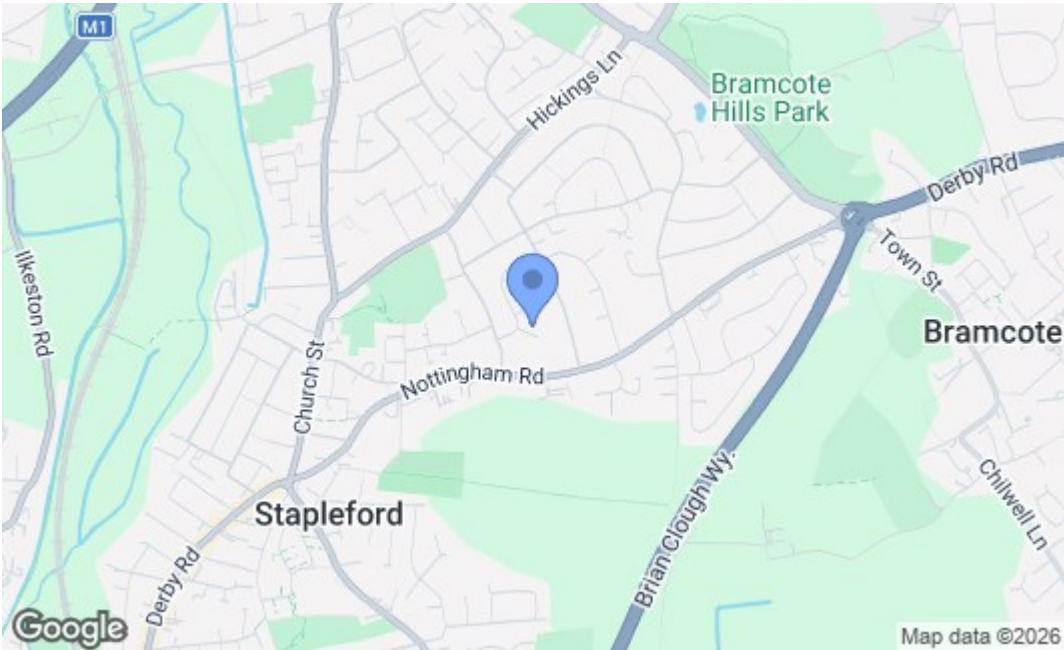
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Take an eventual left hand turn onto West Avenue and then take a right hand turn onto Welch Avenue. Take the first right into the cul de sac of Revill Crescent and the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92-plus) A                                                     |         |           |
| (81-91) B                                                       |         | 83        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 63      |           |
| (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.