



Three-Bedroom Detached House located in Stapleford.

Asking Price Of
£315,000

Find us on..



MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

180 Brookhill Street Stapleford Nottingham NG9 7GN



3



1



0



B



D



1,133
sq ft

This attractive extended detached home occupies a desirable position within a popular and sought-after location, offering well-proportioned accommodation and excellent potential for a range of buyers.

The property is approached via an entrance hall providing access to the principal ground-floor rooms, including a welcoming lounge, separate dining room and fitted kitchen. To the rear, a conservatory provides an additional reception space with views and access towards the garden. The ground floor also benefits from a convenient cloaks/WC and utility room.

To the first floor are three well-proportioned bedrooms, together with a family bathroom/WC.

Outside, the property enjoys an enclosed private garden with a pleasant sunny aspect, complemented by useful outbuildings providing additional storage or workspace. A garage is also provided, with access available via the adjoining Myrtle Avenue.

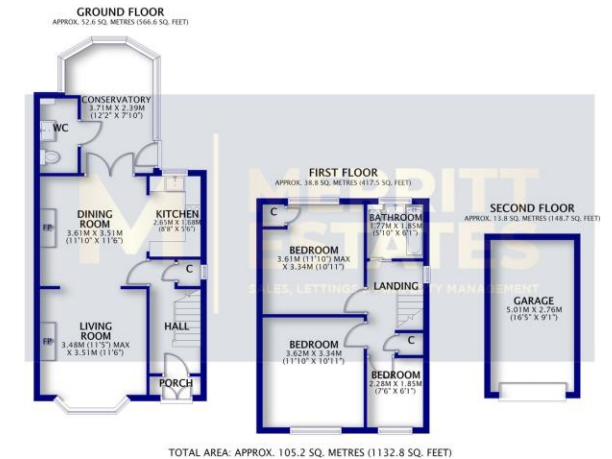
With its extended accommodation, detached position, private garden and garage, this property represents an appealing opportunity, and early viewing is highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittstate.co.uk

T 01156463924

www.merrittstate.co.uk