



**Alexandra Street  
Stapleford, Nottingham NG9 7ED**

**£209,995 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS UNUSUAL AND RARE OPPORTUNITY TO ACQUIRE A RELATIVELY MODERN TWO BEDROOM DETACHED HOUSE SITUATED IN THIS TOWN CENTRE LOCATION.

Once providing the gateway and entry to the historic Stapleford Pencil Works, this (believed to be) late 1980's/early 1990's two bedroom detached house sits on a generous overall plot with gas central heating from a combination boiler, double glazing, off-street parking, garage and a generous enclosed rear garden.

The property's accommodation comprises entrance hall with meter cupboard and staircase rising to the first floor, living room and kitchen diner to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property is located in this central town centre location within walking distance of all the shops, services and amenities available in Stapleford. There is also easy access to good transport links such as the i4 bus service, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway. For those needing schooling, there is also easy access to both William Lilley and Fairfield Junior Schools, as well as George Spencer Academy Trust.

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



## ENTRANCE HALL

5'1" x 4'6" (1.57 x 1.38)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, meter cupboard. Door to living room.

## LIVING ROOM

17'2" x 12'9" (5.24 x 3.90)

Double glazed window to the front, two radiators, access door leading through to the kitchen diner.

## KITCHEN DINER

12'8" x 8'11" (3.88 x 2.72)

Equipped with a matching range of fitted base and wall storage cupboards, with granite style roll top work surfaces incorporating single sink and draining board with central mixer tap, tiled splashbacks. Space for electric cooker, plumbing for washing machine, space for full height fridge/freezer, radiator, ample space for dining table and chairs, double glazed window to the rear, sliding double glazed patio doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point to an insulated loft space and boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

## BEDROOM ONE

14'1" x 9'9" (4.31 x 2.98)

Double glazed window to the front, radiator, useful overstairs storage closet with sliding doors and hanging rail.

## BEDROOM TWO

9'6" x 7'8" (2.90 x 2.35)

Double glazed window to the rear overlooking the rear garden, radiator.

## BATHROOM

5'4" x 4'9" (1.63 x 1.46)

Three piece suite comprising panel bath with tile surround and mains ran shower over, wash hand basin, push flush WC. Double glazed window to the rear, radiator, extractor fan and vent.

## OUTSIDE

To the front of the property there is a tarmac frontage providing off-street parking and access to the garage and front entrance door. Raised planters housing a variety of bushes and shrubbery. Gated pedestrian access leads down the right hand side of the property into the rear garden. The rear garden is of a good overall size enclosed by timber fencing, extensive paved patio seating area (ideal for entertaining), garden lawn with planted flowerbeds and borders, rockery housing a variety of bushes, shrubs, trees and plants. In the garden there is an external lighting point and rear access uPVC door leading into the garage.

## GARAGE

17'6" x 8'3" (5.35 x 2.52)

Up and over door to the front, double glazed uPVC door to the rear, power and lighting points.

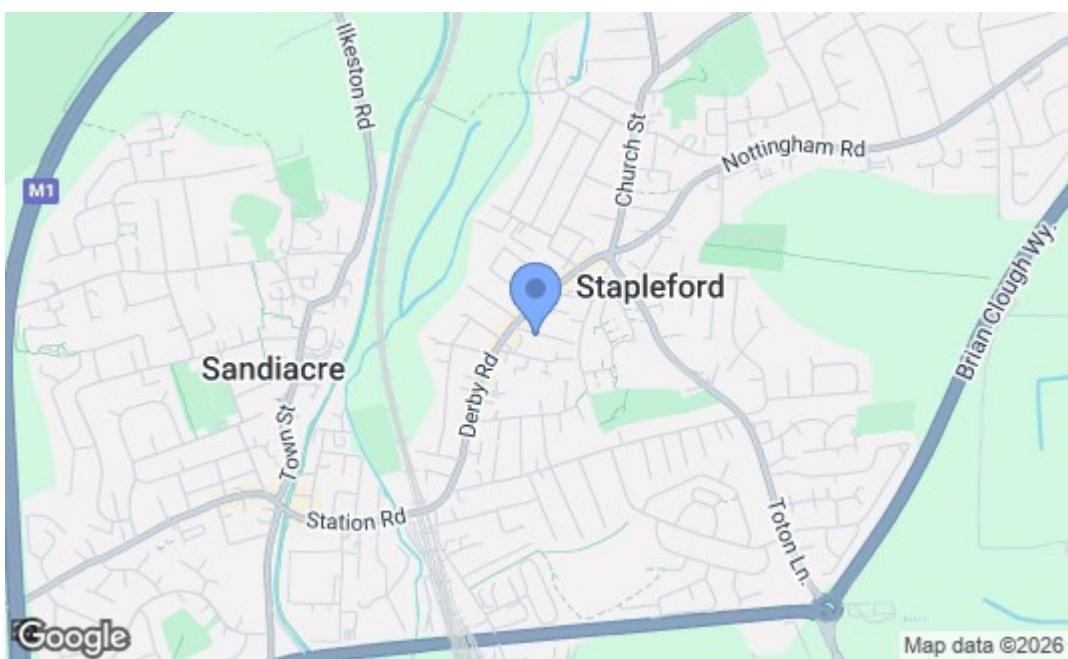
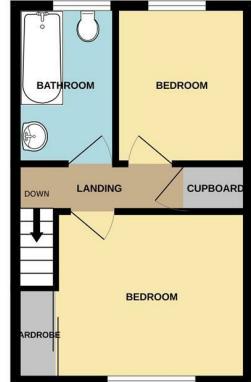
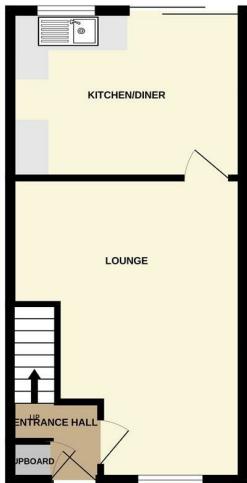
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking a left hand turn onto Alexandra Street, just after the Admiral Sir John Borlase Warren public house. The property can then be found set back slightly on the right 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	70	77
(69-80) C		
(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.