



Meredith Court  
Stapleford, Nottingham NG9 8LW

A THREE BEDROOM END TERRACED  
HOUSE.

**£179,950 Freehold**



A surprisingly spacious three bedroom end terraced house.

This true family sized house comes to the market with NO UPWARD CHAIN. The property benefits from gas fired central heating and mostly double glazing.

Situated in this popular residential suburb, the property is positioned at the head of a cul de sac where there is unrestricted on-street parking at the rear. The property fronts a pedestrianised boulevard.

There is a regular bus service and local convenience store/Post Office within walking distance. Situated on the outskirts of Stapleford, close to good road networks close by such as the A52 which links Nottingham and Derby, as well as Beeston, Nottingham University and Queen's Medical Centre. Stapleford has a good variety of shops and facilities, including Aldi, library and health centre. Local schools for all ages are also within easy reach.

As well as two reception rooms, the property has the benefit of a uPVC double glazed conservatory which enjoys a pleasant aspect over the good sized and landscaped rear garden.

Sensibly priced to reflect that some updating is required, but nonetheless, this property offers fantastic potential for incoming buyers to put their own mark upon it and make into a great home.



### ENTRANCE HALL

Front entrance door, stairs to the first floor. Doors to the lounge and kitchen.

### LOUNGE

14'10" x 11'6" (4.53 x 3.52)

Radiator, window to the front, window and door leading to the dining room.

### DINING ROOM

8'10" x 8'1" (2.70 x 2.48)

Radiator and French doors opening to the conservatory.

### CONSERVATORY

8'9" x 8'8" (2.67 x 2.65)

uPVC double glazed construction with French doors opening to the rear garden.

### KITCHEN

11'6" x 9'7" (3.53 x 2.93)

Range of fitted wall, base and drawer units, with contrasting work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point and appliance space. Radiator, double glazed window to the rear and door to rear porch.

### REAR PORCH

Wall cupboard and wall mounted gas boiler (for central heating and hot water). uPVC door leading to the rear garden.

### FIRST FLOOR LANDING

Hatch with ladder to partially boarded loft.

### BEDROOM ONE

11'8" x 11'2" (3.58 x 3.41)

Fitted wardrobes, radiator, double glazed window to the front.

### BEDROOM TWO

11'8" x 9'5" (3.56 x 2.89)

Radiator, double glazed window to the rear.

### BEDROOM THREE

8'7" x 8'7" reducing to 5'2" (2.63 x 2.64 reducing to 1.60)

Fitted cupboards, radiator, double glazed window to the front.

### BATHROOM

A two piece suite comprising wash hand basin and bath. Tiled splashbacks, double glazed window.

### SEPARATE WC

Housing a low flush WC, double glazed window.

### OUTSIDE

The property is positioned at the top of a cul de sac which gives access to the rear garden and rear of the property. To the front, the property is approached from an attractive tree-lined pedestrian boulevard. The front garden is open plan laid mainly to lawn. The rear garden is walled, fenced and enclosed with patio area beyond the conservatory, two sections laid to lawn flanked with flower and shrub beds, and a pathway leads to the rear boundary where there is a pedestrian gate leading to the road where there is unrestricted on-street parking.



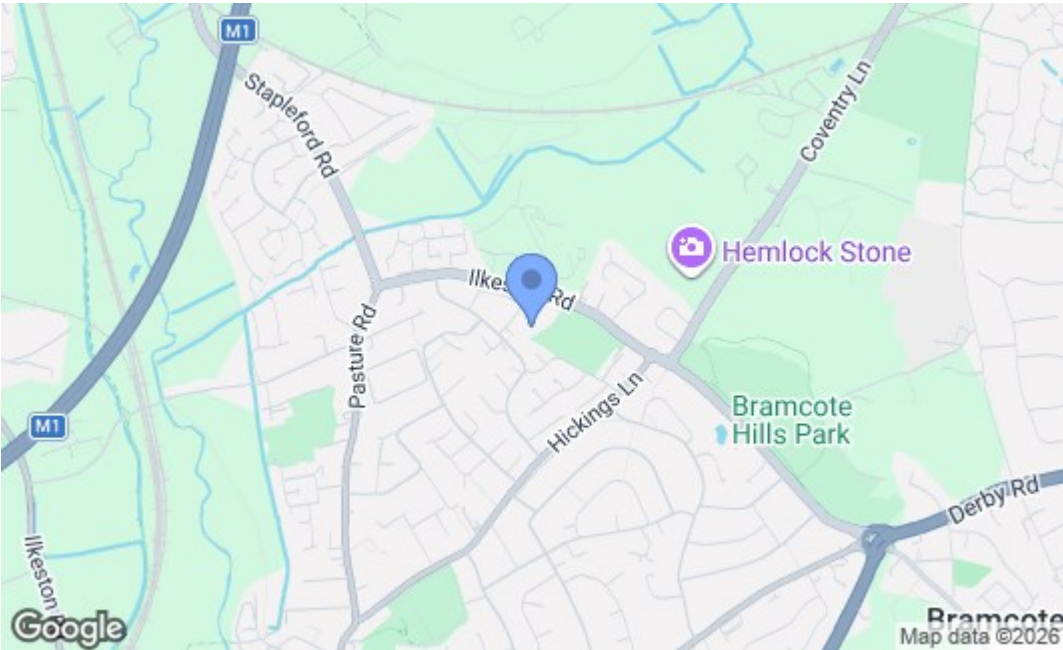
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagor ©2023



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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                                         |         |           |

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