



**Frederick Road
Stapleford, Nottingham NG9 8FN**

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

£145,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS IDEAL STARTER HOME BEING A TWO/THREE BEDROOM TERRACED HOUSE WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation arranged over two floors, the ground floor comprises front living room, inner lobby, breakfast kitchen, rear lobby and bathroom. The first floor landing then provides access to two bedrooms and an additional third room which would make an ideal nursery or office being access from the back bedroom.

The property also benefits from gas fired central heating, double glazing and easy to maintain courtyard-style rear garden.

The property is located within walking distance of town centre amenities, as well as offering easy access to excellent nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.

Although requiring a degree of modernisation in places, the property would make an ideal starter home or investment opportunity. We highly recommend an internal viewing.



LIVING ROOM

12'10" x 12'0" (3.92 x 3.66)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, laminate flooring, media points, wall light points. Door to inner lobby.

INNER LOBBY

Offering a useful downstairs storage space with coat pegs, laminate flooring and open access to the kitchen.

KITCHEN

10'6" x 9'8" (3.22 x 2.95)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces of a granite style, incorporating a single sink and draining board with central mixer tap and tiled splashbacks. Space for gas cooker, plumbing for washing machine and space for full height fridge/freezer, double glazed window to the rear, radiator, laminate style flooring, open access to the staircase rising to the first floor which also offers a useful ground floor lobby storage space with further coat pegs. Additional door into the rear lobby.

REAR LOBBY

4'0" x 3'5" (1.24 x 1.05)

Newly fitted uPVC panel and double glazed privacy door to outside, laminate style flooring to match the kitchen, folding concertina door to the bathroom.

BATHROOM

6'11" x 4'9" (2.11 x 1.46)

Three piece suite comprising panel bath with Victorian style mixer tap and handheld shower attachment, tiled splashbacks, wash hand basin with tile splashbacks, low flush WC. Double glazed window to the rear, radiator.

FIRST FLOOR LANDING

Doors to bedrooms one and two. Loft access point.

BEDROOM ONE

12'9" x 12'1" (3.89 x 3.69)

Double glazed window to the front, radiator, media points.

BEDROOM TWO

10'11" x 9'8" (3.34 x 2.95)

Double glazed window to the rear, radiator, storage cupboard with shelving. Door to bedroom three/nursery/office.

BEDROOM THREE/NURSERY/OFFICE

8'5" x 7'1" (2.59 x 2.18)

Double glazed window to the rear, radiator, wall mounted gas fired combination boiler for central heating and hot water purposes.

OUTSIDE

To the rear there is an enclosed courtyard-style garden with shared pedestrian access with the neighbouring properties to the side street, with patch of artificial lawn leading onto a patio.

DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the bend into the road to the right onto Frederick Road. The property can be found just after Cyril Avenue on the right hand side, identified by our For Sale board.

AGENTS NOTE

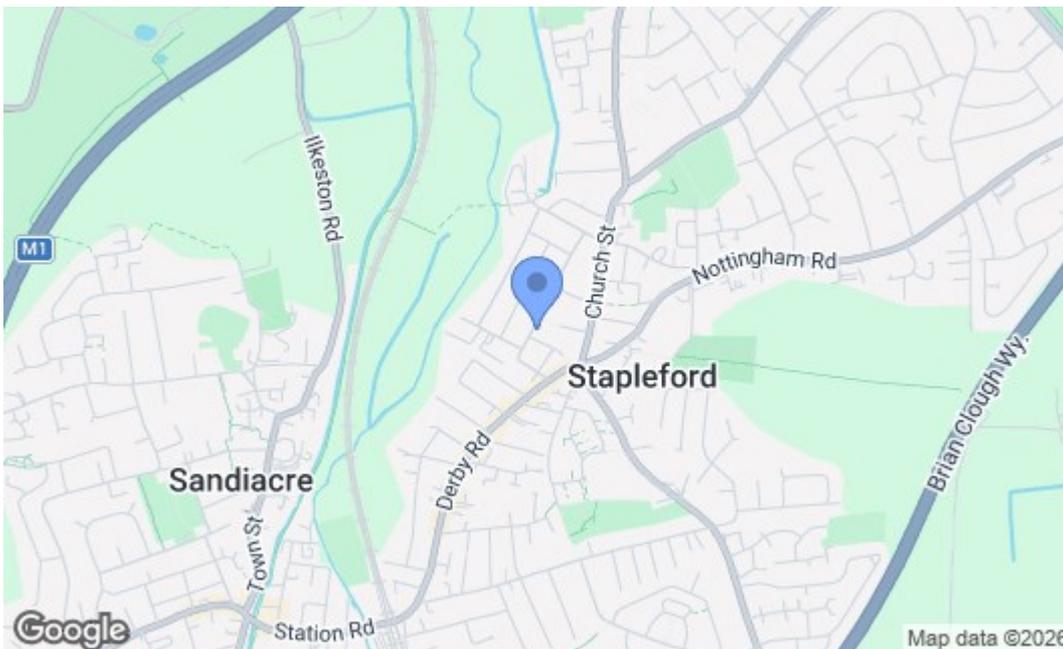
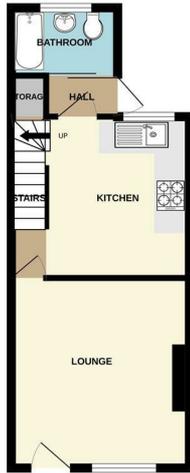
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.