

**Harriett Street  
Stapleford, Nottingham NG9 8FG**

**£249,995 Freehold**

AN EXTREMELY WELL PRESENTED &  
TOTALLY RENOVATED THREE BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

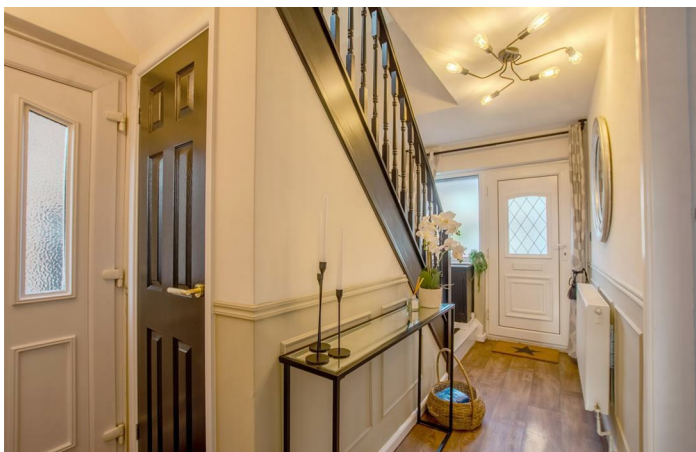
With accommodation over two floors, the ground floor comprises entrance hall, modern re-fitted kitchen and open plan lounge/diner. The first floor landing then provides access to three bedrooms and a modern recently replaced three piece bathroom suite.

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

The property is located in this popular and established residential location, within walking distance of all the shops, services and amenities in Stapleford town centre. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout. Nearby are open fields and popular schooling for all ages.

The property has been totally renovated internally from top to bottom, incorporating a newly fitted kitchen and bathroom, upgraded and re-wired electricals and consumer board, and a full program of decoration and floor coverings.

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



## ENTRANCE HALL

14'3" x 6'9" (4.36 x 2.08)

uPVC panel and double glazed front entrance door with double glazed window adjacent to the door, wall mounted (newly fitted) electrical consumer box, meter cupboard beneath, staircase rising to the first floor with painted decorative wood spindle balustrade, decorative panelling to dado height, radiator, laminate-style flooring, useful understairs storage pantry, additional uPVC panel and double glazed side exit door to the driveway. Internal doors through to the kitchen and lounge/diner.

## KITCHEN

10'10" x 8'5" (3.32 x 2.58)

The kitchen comprises a matching range of newly fitted base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating single sink and draining board with central pull-out spray hose mixer tap. Fitted four ring induction hob with extractor over and oven beneath, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front, laminate effect flooring, matching marble style splashboards, radiator.

## LOUNGE/DINER

15'4" x 12'6" (4.69 x 3.82)

Central chimney breast incorporating an Adam-style fire surround with marble insert and hearth housing a coal effect fire, decorative panelling to both walls either side of the chimney breast, radiator, laminate-style flooring, Georgian-style double glazed French doors opening out to the rear garden with matching Georgian-style double glazed windows to either side of the door, ample space for dining table and chairs with feature decorative panelled wall.

## FIRST FLOOR LANDING

Accessed via a painted and central carpet tread staircase with decorative wood spindle balustrade continuing to the first floor landing, double glazed window to the side, loft access point. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'3" x 8'11" (3.75 x 2.72)

Double glazed window to the front, radiator, decorative panelling to one wall.

## BEDROOM TWO

11'2" x 8'3" (3.42 x 2.53)

Double glazed window to the rear, radiator.

## BEDROOM THREE

8'3" x 6'8" (2.54 x 2.05)

Double glazed window to the rear, radiator.

## BATHROOM

7'1" x 6'0" (2.16 x 1.85)

Newly fitted modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap, dual head mains shower over with curved glass shower screen, push flush WC, floating wash hand basin with central mixer tap, storage drawer beneath and decorative panelling above. Marble effect boarding to the walls, double glazed window to the front (with fitted blinds), ladder-style radiator, spotlights, extractor fan.

## OUTSIDE

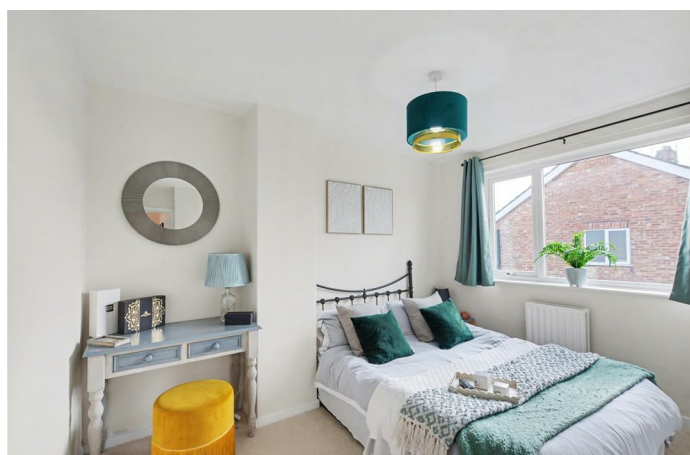
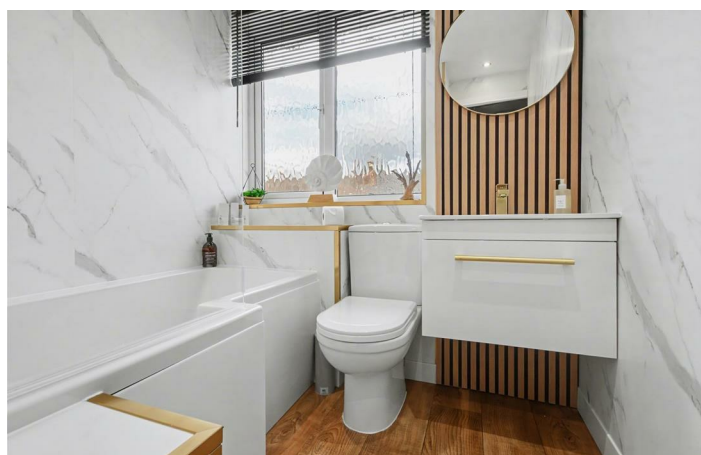
To the front of the property, there is a lowered kerb entry point leading to a tarmac shared driveway with the neighbouring property which in turn leads down to the side and rear garden via a full width opening gate providing secure parking beyond. The front of the property offers a low maintenance decorative plum slate frontage, ideal for vehicle hard standing. The front and side then provide access to both uPVC and internal doors leading to the inside of the property.

## TO THE REAR

The rear garden has been re-designed and landscaped for low maintenance, offering an initial decked seating/entertaining space leading onto plum slate chippings, raised timber sleeper flowerbeds housing a variety of bushes and shrubbery. To the back right corner of the plot, there is a timber storage shed. There is also an outside water pipe and lighting point.

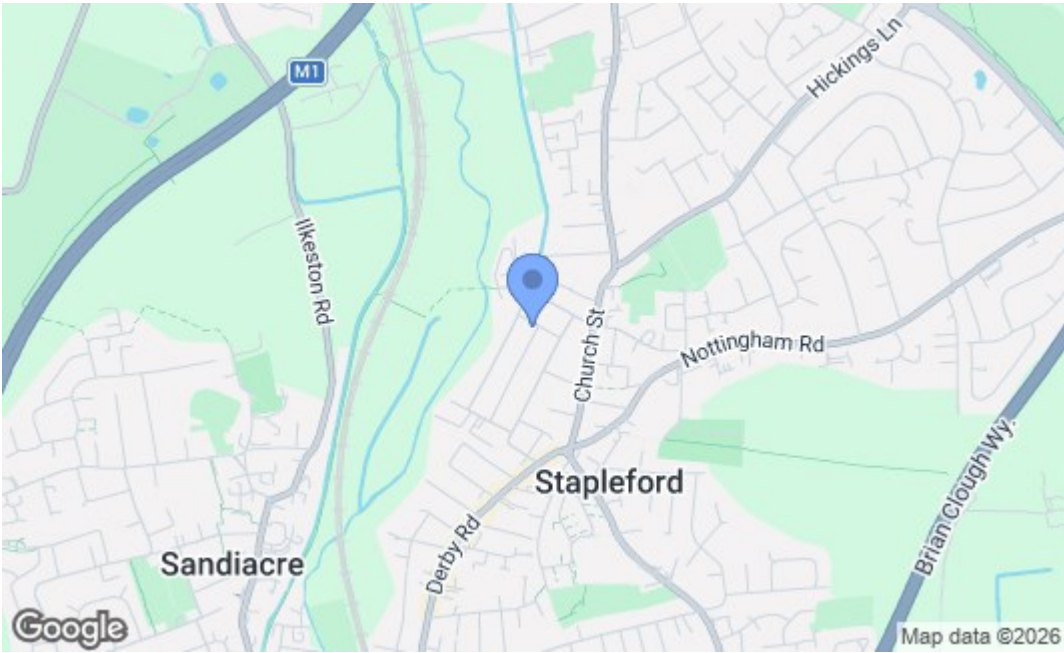
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street and continue along before taking an eventual left hand turn onto Mill Road. Take a left hand turn onto Frederick Road and immediately right onto Harriett Street. The property can be found on the left hand side, identified by our For Sale board.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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.