Robert Ellis

look no further. . .







A THREE BEDROOM MID TERRACED HOUSE.

Braddon Avenue
Stapleford, Nottingham NG9 8NA

£180,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



A surprisingly spacious three bedroom mid terraced house. NO UPWARD CHAIN.

This family sized property comes to the market in a ready to move into condition with features including gas fired central heating and double glazed windows and a recently refurbished kitchen.

The accommodation comprises entrance hall, lounge, fitted kitchen which leads through to a separate dining room. To the first floor, the landing provides access to three bedrooms and bathroom/WC.

Set back from the road, the property enjoys a particularly good size rear garden.

Situated in this popular and convenient residential location within walking distance of a parade of shops, including a local convenience store and Post Office, as well as a regular bus service. There are schools within easy reach and for those looking to commute further afield, good road networks linking Nottingham and Derby are nearby.

Ideal for first time buyers and young families, viewing is recommended.





ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor.

LOUNGE
13'8" x 10'11" (4.17 x 3.34)
Radiator, double glazed window to the front.

KITCHEN
10'9" x 9'7" (3.29 x 2.93)
Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Range-style gas/electric cooker, plumbing for washing machine and appliance space. Gas combination boiler (for central heating and hot water). Double glazed window and door to the rear. Access to dining room.

DINING ROOM
9'7" x 8'8" (2.93 x 2.65)
Double glazed window to the rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
12'9" x 11'0" (3.90 x 3.36)
Radiator, double glazed window to the front.

BEDROOM TWO
11'11" reducing to 8'1" x 8'0" (3.65 reducing to 2.47 x 2.46)
Radiator, double glazed window to the rear.

BEDROOM THREE
12'1" x 6'1" increasing to 8'8" (3.69 x 1.86 increasing to 2.66)
Radiator, double glazed window to the front.

BATHROOM
Three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with mixer shower attachment over. Radiator, double glazed window.

OUTSIDE
The property is set back from the road in front of the communal green. There is an enclosed front garden with gated pedestrian access at the side of the house with covered passageway leading to the rear garden which is laid mainly to lawn with patio area. There is a brick built twin outbuilding.



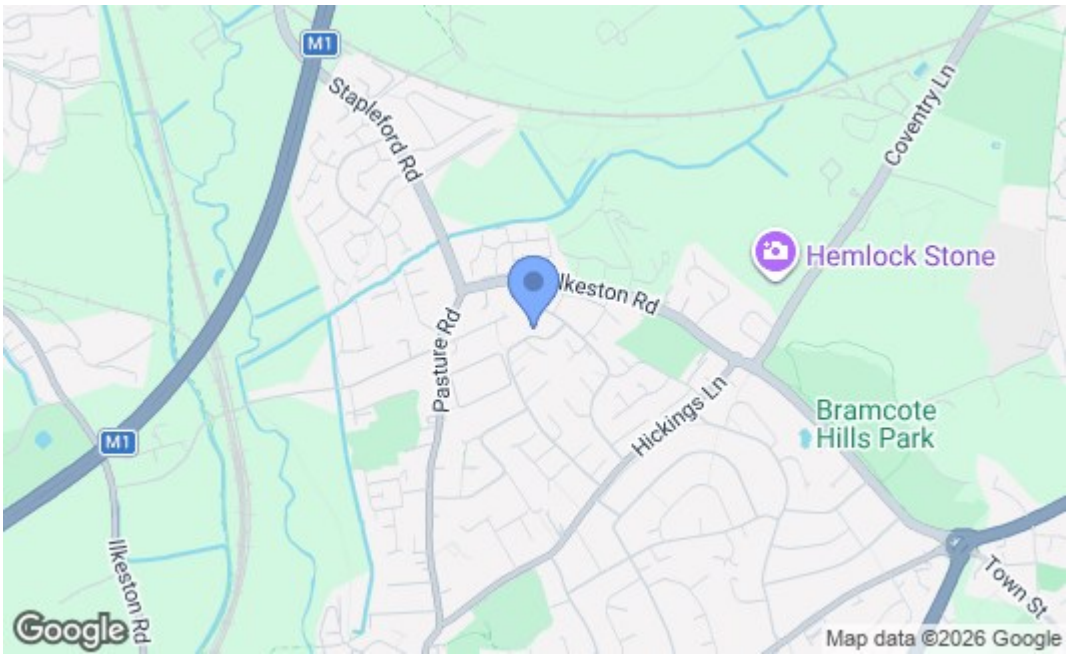


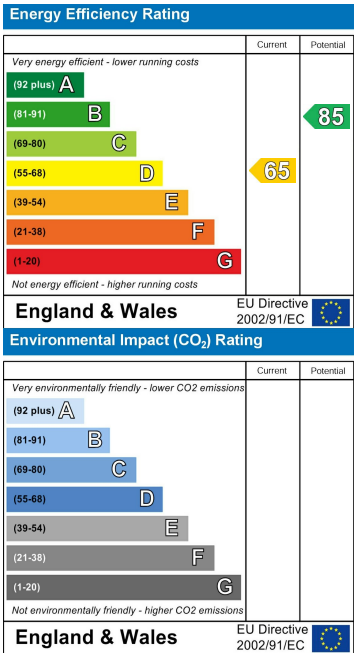












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044