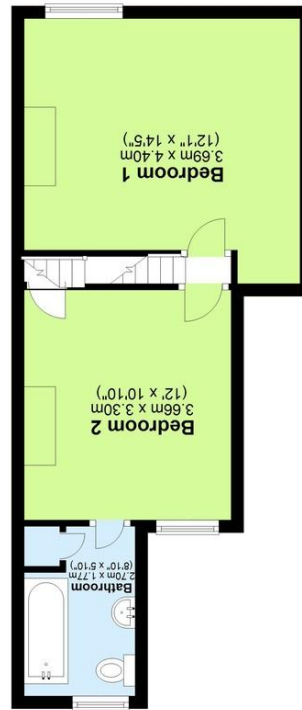
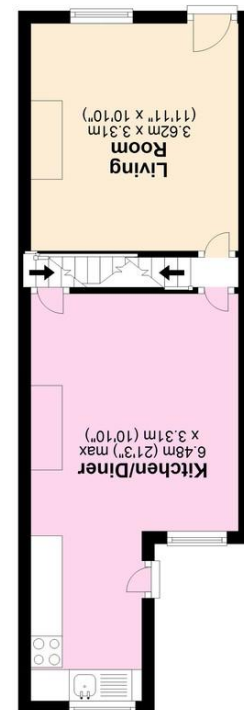


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	
			86 B



First Floor



Ground Floor



Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
 enquiries@wallacejones.net
 www.wallacejones.co.uk



8 St James Terrace, Stapleford, Nottingham, NG9 7BB

Asking Price Of £139,950



Two bedroom mid terraced house located in Stapleford, Nottingham

For sale with NO UPWARDS CHAIN a two double bedroom mid terrace house that benefits from gas central heating, double glazing, two reception rooms and driveway.



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Property Description

Ideal for first times buyers and investors, this two double bedroom mid terrace house is offered to the market with NO UPWARDS CHAIN. The property is in good condition throughout and benefits from a low maintenance garden, good sized rooms, two reception rooms and off street parking. The property is ideally located with Stapleford town within walking distance which offers many excellent amenities, shops, public houses and schools.

Situated on a no through road, the property is close to bus stops and a short drive away from the A52 linking Nottingham and Derby, Junction 25 of the M1 Motorway and the park and ride for Nottingham trams which can be found at Bardills Island.

The property comprises; Living room, dining room, kitchen, cellar, two bedrooms and bathroom. To the front of the property is a single drive and access to the rear courtyard garden.

LIVING ROOM: 11' 11" x 10' 10" (3.63m x 3.3m) Double glazed UPVC door and window to the front, radiator and laminate flooring.

DINING ROOM: 10' 9" x 12' 0" (3.30m x 3.66m) Double glazed UPVC window to rear, radiator, laminate flooring access to stairs to first floor.



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KITCHEN: 5' 9" x 8' 10" (1.77m x 2.70m) Double glazed UPVC door and window to rear, fitted units under and over counter, 1½ sink and drainer, Vaillant combi boiler.

BEDROOM ONE: 12' 1" x 14' 5" (3.68m x 4.39m) Double glazed UPVC window to the front, radiator, and carpet.

BEDROOM TWO: 12' 0" x 10' 9" (3.66m x 3.30m) Double glazed window to the rear, radiator, carpets, over stair storage cupboard and door to bathroom.

BATHROOM: 5' 9" x 8' 10" (1.77m x 2.70m) Double glazed UPVC window to the rear, panelled bath, low level flush WC and sink with pedestal.

OUTSIDE: To the front of the property is a single driveway that allows access to the rear of the property down the side of the house and a gate to the rear garden. The rear garden is extremely low maintenance with a courtyard patio surrounded by wall and fencing.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only through Wallace Jones Estate Agents.

