Robert Ellis

look no further. . .

Bedford Court
Stapleford, Nottingham NG9 8LH

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT.

£100,000 Leasehold

0115 949 0044

/robertellisestateagent

@robertellisea

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT.

Situated in a purpose built low rise block of four flats within this popular and established residential suburb, within walking distance of the regular bus service, and easy access of local facilities including the town centre itself. The location also offers great commutability as good roads links are close by such as the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

The property benefits from double glazing and gas fired central heating served from a combination boiler. The accommodation comprises entrance hall, modern fitted kitchen, lounge, inner hallway, two double bedrooms and bathroom/WC.

The property has two secure external stores accessed from the communal rear courtyard and the property has an open plan garden to the front laid to lawn.

Offered for sale with NO UPWARD CHAIN, the property is ideally suited to buy to let investors, first time buyers and those looking for affordable ground floor living. View is recommended.

ENTRANCE HALL
uPVC double glazed front entrance door. Meter cupboard, radiator, door to lounge and kitchen.

KITCHEN
12'6" x 9'3" (3.83 x 2.82)
Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Electric cooker point, plumbing for washing machine and appliance space. Radiator, wall mounted Vaillant gas combination boiler (for central heating and hot water). Double glazed window.

LOUNGE
17'1" x 9'11" (5.22 x 3.04)
Radiator, double glazed window to the front and door to the inner hallway.

INNER HALLWAY
Built-in cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
13'5" x 9'10" (4.10 x 3.01)
Radiator, double glazed window to the front.

BEDROOM TWO
10'7" x 10'4" (3.24 x 3.15)
Radiator, double glazed window to the rear.

BATHROOM
8'11" x 5'6" (2.74 x 1.70)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with thermostatic controlled shower and shower screen over. Tiling to walls, radiator, double glazed window.

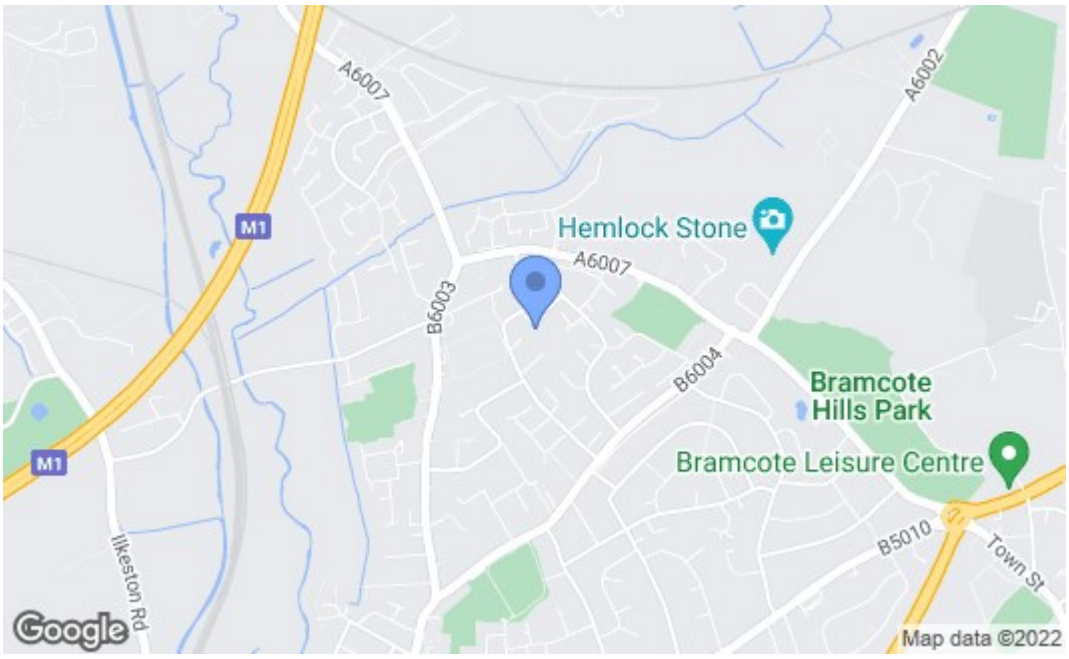
OUTSIDE
To the front the property has an open plan garden laid to lawn. To the rear is a communal enclosed courtyard where the property benefits from two lockable external stores.

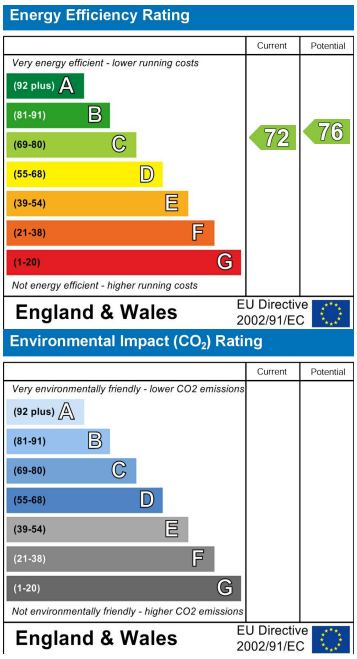
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Take the right fork onto Hickings Lane. Follow the road along, turning second left onto Braddon Avenue. Continue along the road for some way and just as the road bends around to the right, Bedford Court can be found on the right hand side.

Ref: 7710PS

GROUND 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 operability or efficiency can be given.
Made with Metropix ©2022





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