Robert Ellis

look no further. . .

Oakfield Road

Stapleford, Nottingham NG9 8FE

A TWO DOUBLE BEDROOM MID TERRACE HOUSE OFFERING READY TO MOVE IN TO ACCOMMODATION IDEALLY SUITED TO FIRST TIME BUYERS.

Offers Over £150,000 Freehold

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A feature of this property is the larger than expected landscaped rear garden with patio, expansive lawn and pathway leading to the foot of the plot where there is a further landscaped 'secret garden'.

Benefiting from central heating and double glazing the accommodation comprises entrance hall, lounge and open plan dining kitchen. The first floor provides access to two double bedrooms and bathroom/w.c.

Situated in this popular residential suburb conveniently placed within walking distance of Stapleford town centre, offering an increasing variety of local shops and facilities as well as a Lidl and regular bus service linking Stapleford to Beeston, Queens Medical Centre, Nottingham University and the cities of Derby and Nottingham.

As well as making an ideal first home, this property will also suit long term buy to let investors. We recommend an early viewing of this property to avoid disappointment.

Entrance Hall
Double glazed front entrance door, stairs to the first floor and door to:

Lounge
11'4" x 11'1" approx (3.46m x 3.4m approx)
Inset feature cast iron multi fuel burner, radiator, double glazed window to the front.

Dining Kitchen
14'2" x 11'1" approx (4.33m x 3.4m approx)
Fitted range of wall, base and drawer units with roll edged work surfacing and inset ceramic sink unit. Plumbing for washing machine, table and chair space, understairs store cupboard, double glazed window and door to rear.

First Floor Landing
Doors to:

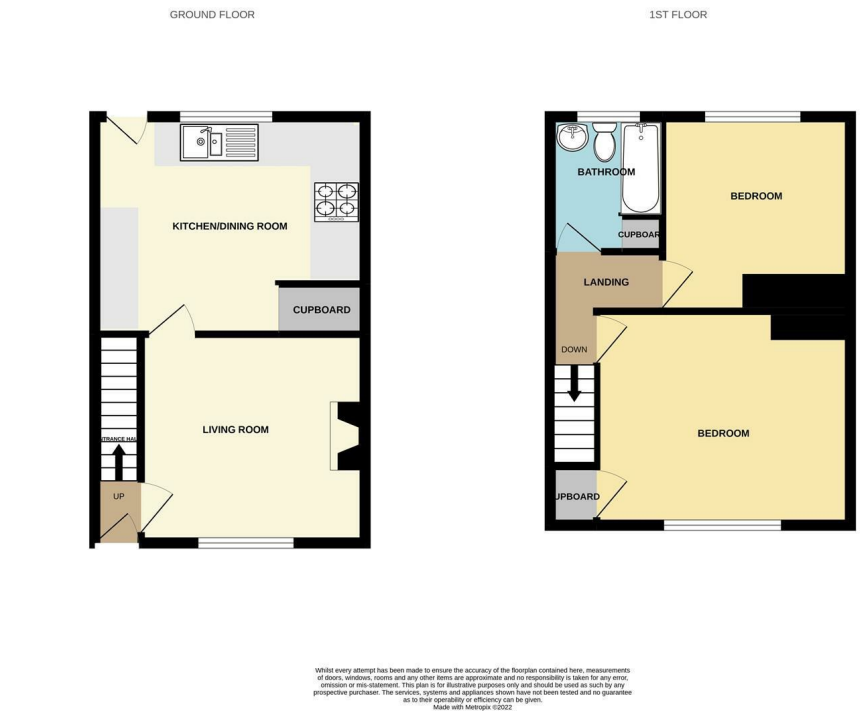
Bedroom 1
11'3" x 11'0" approx (3.43m x 3.37m approx)
Overstairs store cupboard, radiator, double glazed window to the front.

Bedroom 2
10'7" x 10'0" approx (3.23m x 3.06m approx)
Radiator, double glazed window to the rear.

Bathroom
8'4" x 7'3" approx (2.55m x 2.22m approx)
Three piece suite comprising wash hand basin, low flush w.c. and panelled bath with shower over. Partially tiled walls, radiator, double glazed window.

Outside
The property is set back from the road with a partially enclosed front garden with shared passageway at the side of the property leading to the rear garden which is enclosed and of a generous size, landscaped with a patio area and generous lawn, pathway running along the side of the property to a further private garden area at the foot of the plot.

Directions
From our Stapleford branch on Derby Road proceed in the direction of Sandiacre. Turning almost immediately right onto Warren Avenue following the S bend around into the continuation of Warren Avenue and towards the end of the street turning right onto Oakfield Road. Follow the road virtually to the end and the property can be found on the left as identified by our for sale board.



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.
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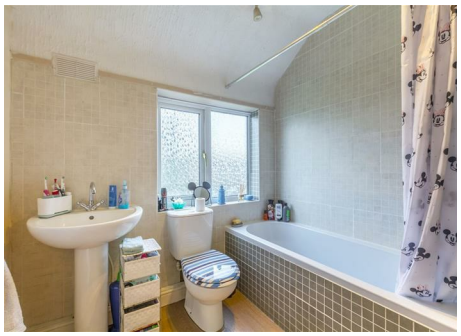

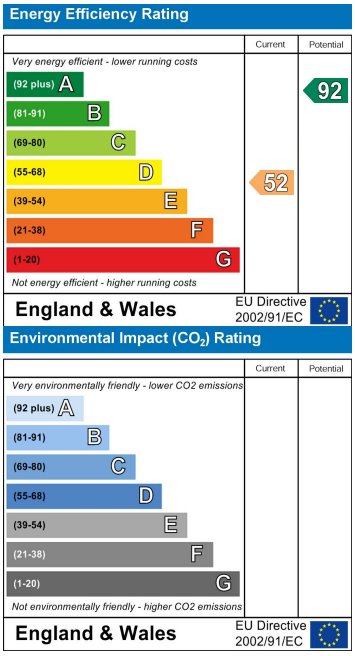

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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