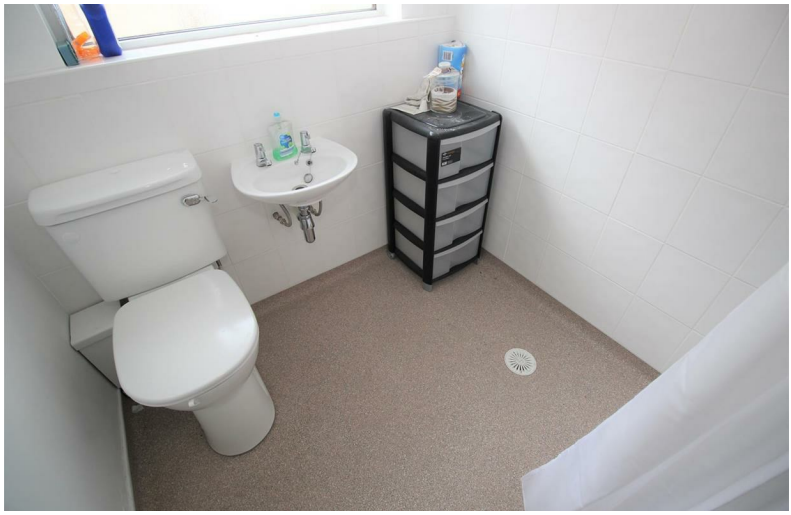
Robert Ellis

look no further. . .







12 Bridgend Close
Stapleford, Nottingham NG9 7BU

A TWO DOUBLE BEDROOM, DOUBLE FRONTED SEMI DETACHED BUNGALOW

£149,950 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



OFFERED FOR SALE WITH NO UPWARD CHAIN, ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A DOUBLE FRONTED, TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS QUIET 'L' SHAPED CUL DE SAC OF BUNGALOWS, WITHIN A POPULAR RESIDENTIAL PART OF STAPLEFORD.

The property benefits from gas fired central heating, double glazing, detached garage to rear and relatively low maintenance gardens.

The accommodation comprises 'L' shaped entrance hall, two double bedrooms to the front, extended lounge/diner to the rear, recently refitted wet room with anti-slip flooring and breakfast kitchen.

The property would ideally suit those looking to downsize and reside in a single level property with relatively low maintenance gardens, yet remaining close to the shops and services within Stapleford town centre and nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.





'L' SHAPED ENTRANCE HALL
13'6" x 6'10" (4.14 x 2.1)
UPVC panel and double glazed side entrance door, double glazed obscure window to the side, radiator and loft access point.

LOUNGE
15'4" x 11'4" (4.68 x 3.46)
Double glazed window to the front, two radiators, coving, feature fire surround with coal effect fire. Opening to:

DINING AREA
11'6" x 9'0" (3.51 x 2.76)
UPVC sliding double glazed patio doors opening out to the rear garden, double glazed window to the side, coving and radiator.

KITCHEN
12'10" x 12'5" (3.93 x 3.79)
The kitchen is equipped with a range of matching base and wall storage cupboards with granite effect roll top work surfaces. Inset single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor, Wall mounted Worcester gas fired central heating boiler, double glazed window to the rear, UPVC panel and double glazed door to outside. Airing cupboard housing hot water cylinder and pantry with shelving.

WET ROOM
5'10" x 5'6" (1.78 x 1.69)
Walk-in shower area with Mira electric shower, wash hand basin and low flush w.c. Double glazed window to the side, radiator and extractor fan.

BEDROOM 1
12'11" x 11'10" (3.94 x 3.62)
Double glazed window to the front and radiator.

BEDROOM 2
9'11" x 9'4" (3.03 x 2.87)
Double glazed window to the side, radiator and meter cupboard.

OUTSIDE
To the front of the property is a lowered kerb frontage providing off-street parking and access by the side of the bungalow to the rear and detached garage. The front garden also has a shaped lawned section and planted borders housing a variety of mature bushes and shrubbery and further paved pathway to the side entrance door. The rear garden is designed for relative ease of maintenance, being predominantly paved with planted borders housing a variety of shrubbery and a strip of lawn. There is an external water tap and lighting point.

DETACHED GARAGE
16'2" x 8'1" (4.94 x 2.47)
Up and over door to the front, double glazed window to the side, power and lighting.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road proceed to The Roach traffic lights turning right onto Toton Lane and after the brow of the hill turn right onto Brookhill Street. Proceed down the hill taking an eventual left hand turn onto Birley Street. Take the next right onto Midland Avenue and proceed approximately half way down the hill. Turn left onto Bridgend Close and follow the cul de sac round the bend and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 5177NH







BRIDGEND

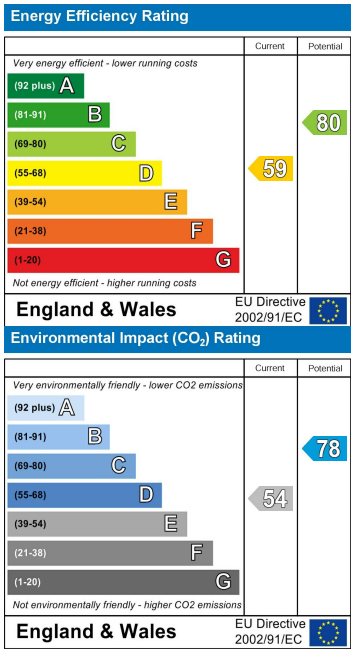
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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