



**Broad Oak Drive
Stapleford, Nottingham NG9 7AX**

£155,000 Freehold

A THREE BEDROOM END TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



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Robert Ellis are pleased to bring to the market with no upward chain this three bedroom end town house situated within this popular and established location within walking distance of Stapleford town centre.

With accommodation over two floors comprising entrance hall, living room with stairs up to the first floor and full width dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

Other benefits to the property include gas fired central heating, double glazing, courtyard style garden and block paved driveway providing off street parking to the front.

The property itself sits favourably within walking distance of the shops and services within Stapleford town centre, there is also easy access to nearby shopping facilities including the Sainsbury's convenience store situated just at the end of the road and there is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

For those needing to commute there is also easy access to nearby transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

We believe the property would make an ideal first time buyer or young family home and highly recommend an internal viewing.



Entrance Hall

5'5" x 2'8" approx (1.67m x 0.82m approx)

UPVC panel and double glazed front entrance door with double glazed window to the side of the door, meter cupboard housing the gas and electric meters with shelving space above, coat peg and door to:

Lounge

14'8" x 14'7" approx (4.49m x 4.46m approx)

Double glazed bay window to the front, stairs to first floor, radiator, media points and double doors to:

Dining Kitchen

14'7" x 10'4" approx (4.46m x 3.15m approx)

The kitchen area comprises of a matching range of fitted wall and base storage cupboards with granite effect roll edged work surfaces incorporating a four ring gas hob with curved extractor fan over and oven beneath. Plumbing for washing machine, space for full height fridge freezer, inset single sink and drainer with central mixer tap and tiled splashback, ample space for dining table and chairs, radiator, spotlights, boiler cupboard housing the gas fired central heating combination boiler, UPVC panel and double glazed exit door to garden and two double glazed windows to the rear with fitted blinds.

First Floor Landing

Doors to all bedrooms and bathroom. Loft access point and useful storage cupboard.

Bedroom 1

13'6" x 8'7" approx (4.14m x 2.62m approx)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

9'6" x 8'11" approx (2.91m x 2.72m approx)

Double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

10'7" x 5'7" approx (3.23m x 1.72m approx)

Double glazed window to the front and radiator.

Bathroom

7'4" x 5'6" approx (2.26m x 1.69m approx)

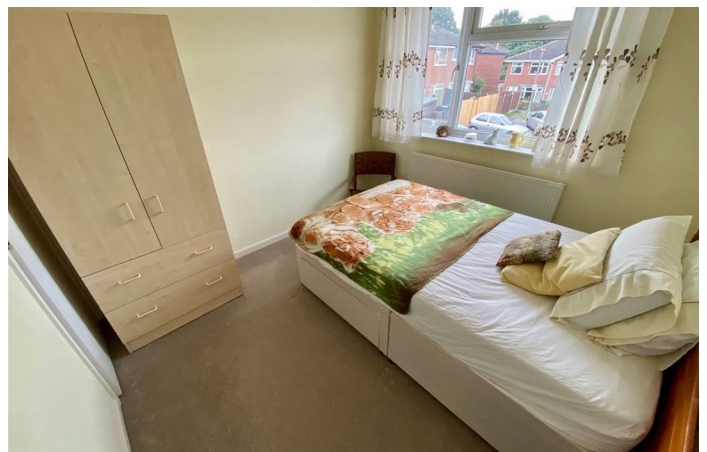
Three piece suite comprising panelled bath with mixer tap and mains ran shower attachment over, wash hand basin with mixer tap and push flush w.c. Double glazed window to the rear, chrome heated ladder towel radiator and fitted shaver point.

Outside

To the front of the property there is a block paved driveway providing off street parking for two cars (size depending), planted borders housing an array of established bushes and shrubbery. The rear enclosed courtyard style garden is fenced in with concrete posts and gravel boards designed for relatively low maintenance incorporating a timber storage shed and rear access gate.

Directions

From our Stapleford branch on Derby Road proceed in the direction of Sandiacre taking an eventual left hand turn onto Broad Oak Drive where Sainsbury's convenience store can be found on the corner. Proceed up the road and the property can then be found on the right hand side identified by our for sale board.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 72 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.