



Oakfield Road  
Stapleford, Nottingham NG9 8FE

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**£130,000 Freehold**



A TWO DOUBLE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION.

This property benefits from gas fired central heating served from a combination boiler and uPVC double glazed windows. The property is in a clean and tidy condition although requires some modernisation and improvement which is reflected in the competitive asking price.

The property is situated in this popular and established residential suburb close to the town centre of Stapleford and with a pleasant landscaped rear garden which backs onto open fields, the views of this can be really seen from the first floor rear bedroom.

The accommodation comprises entrance hall, lounge, kitchen. To the first floor the landing provides access to the bathroom and bedrooms, the front being a particularly large double.

Equally suited to first time buyers who are looking to put their mark on their first home, as well as property speculators and buy to let investors. We anticipate a particularly strong demand for this property and therefore recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, door to lounge.

## LOUNGE

11'3" x 11'1" (3.44 x 3.39)

Radiator, double glazed window to the front.

## KITCHEN

11'2" x 10'11" (3.41 x 3.35)

Stainless steel sink unit with single drainer and cupboard under, two wall units, gas cooker point and plumbing for washing machine. Wall mounted gas combination boiler installed in October 2011 (for central heating and hot water). Understairs store cupboard, pantry, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

14'11" x 11'3" (4.57 x 3.45)

Original cast iron fireplace, overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

11'3" x 9'4" (3.45 x 2.86)

Original cast iron fireplace, radiator, double glazed window to the rear with far reaching views over the surrounding area.

## BATHROOM

8'0" x 4'6" (2.44 x 1.38)

Three piece suite comprising wash hand basin, low flush WC and panel bath. Double glazed window.

## OUTSIDE

Hedged-in front garden with a shared pedestrian access. To the side there is an integral outhouse. There is a gate leading to the enclosed rear garden where there is a further outhouse. The rear gardens are attractively landscaped with patio, lawn and various shrubs. The rear boundary backs onto open fields.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in

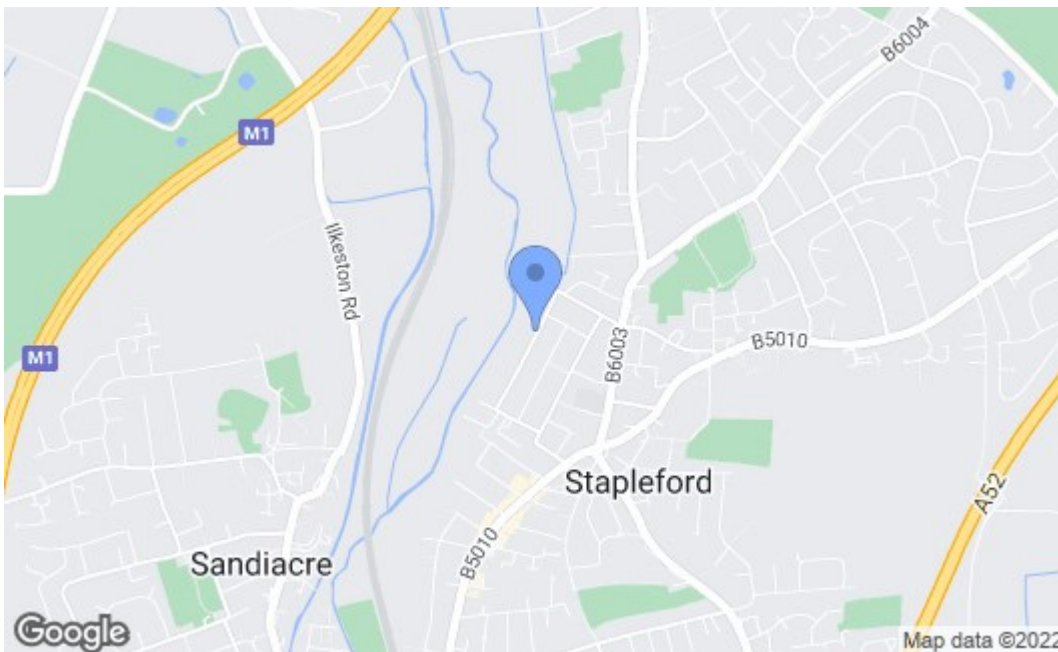
the direction of Sandiacre. Turn first right onto Warren Avenue, following the "S" bends around onto the continuation of Warren Avenue. Towards the end of the road, bear right onto Oakfield Road. Continue along the road some way and the property can be found on the left hand side.

Ref: 7679PS





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

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