



Oakfield Road  
Stapleford, Nottingham NG9 8FE

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**£170,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS CENTRALLY LOCATED TWO DOUBLE BEDROOM TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

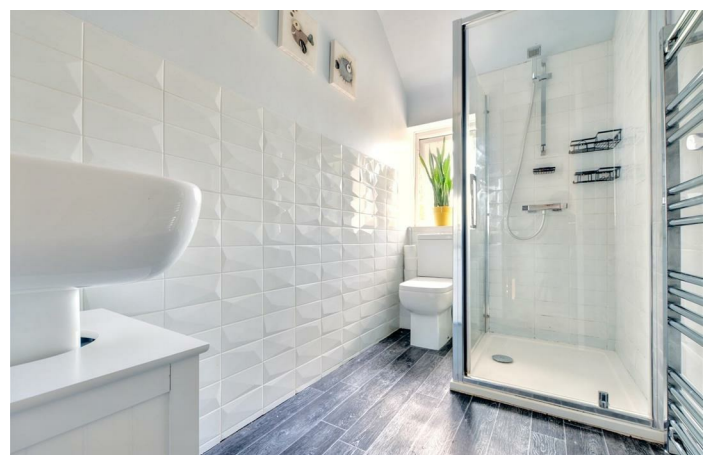
With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, front living room and full width breakfast dining kitchen. The first floor landing then provides access to two bedrooms and a three piece shower room.

The property also benefits from upgrades to the kitchen, recently installed (2023) combination boiler, double glazing throughout and enclosed garden space to the rear.

The property is situated within close proximity of excellent nearby transport links, such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor countryside space, local public house (just around the corner), as well as a variety of schooling for all ages.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

3'0" x 3'1" (0.93 x 0.95)

Panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring, further door into the living room.

## LIVING ROOM

14'9" x 11'1" (4.52 x 3.40)

Double glazed window to the front (with fitted shutters), radiator, media points, laminate flooring, useful storage space with coat pegs, internal door linking to the kitchen. In the corner of the living room there are media points and router point.

## BREAKFAST DINING KITCHEN

14'9" x 11'3" (4.50 x 3.44)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with square edge laminate-style butchers block effect work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, space for gas cooker with extractor canopy over, space for full height fridge/freezer, plumbing for washing machine. Boiler closet housing the gas fired combination boiler (for central heating and hot water), ample space for dining table and chairs, decorative wall panelling, radiator with display cabinet, LED lighting, double glazed window to the rear, panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and shower room. Loft access point to an insulated loft space.

## BEDROOM ONE

11'7" x 10'9" (3.55 x 3.3)

Double glazed window to the front (with fitted feature shutters), radiator, laminate flooring, useful storage cupboard.

## BEDROOM TWO

11'3" x 9'8" (3.44 x 2.95)

Double glazed window to the rear overlooking the rear garden, partial view of the fields beyond, radiator, laminate flooring, meter cupboard box.

## SHOWER ROOM

8'8" x 4'8" (2.65 x 1.44)

Modern white three piece suite comprising walk-in tiled shower cubicle with mains shower, glass screen and glass shower door, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, double glazed window to the rear, chrome ladder towel radiator.

## OUTSIDE

To the front there is a shared entrance and pathway leading to the front entrance door, hedgerows to the boundary line offering screening from the street, stone chippings, variety of bushes and shrubbery.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines. The garden is split into various sections with a good sized entertaining deck, patio, raised flowerbeds, leading onto a lawn section and a timber storage shed situated to the foot of the plot. Within the garden this is a useful outbuilding with a pitched/tiled roof, external lighting point and water tap. A gravel pathway provides access to a side pedestrian exit, ideal for taking out the bins.

## DIRECTIONS

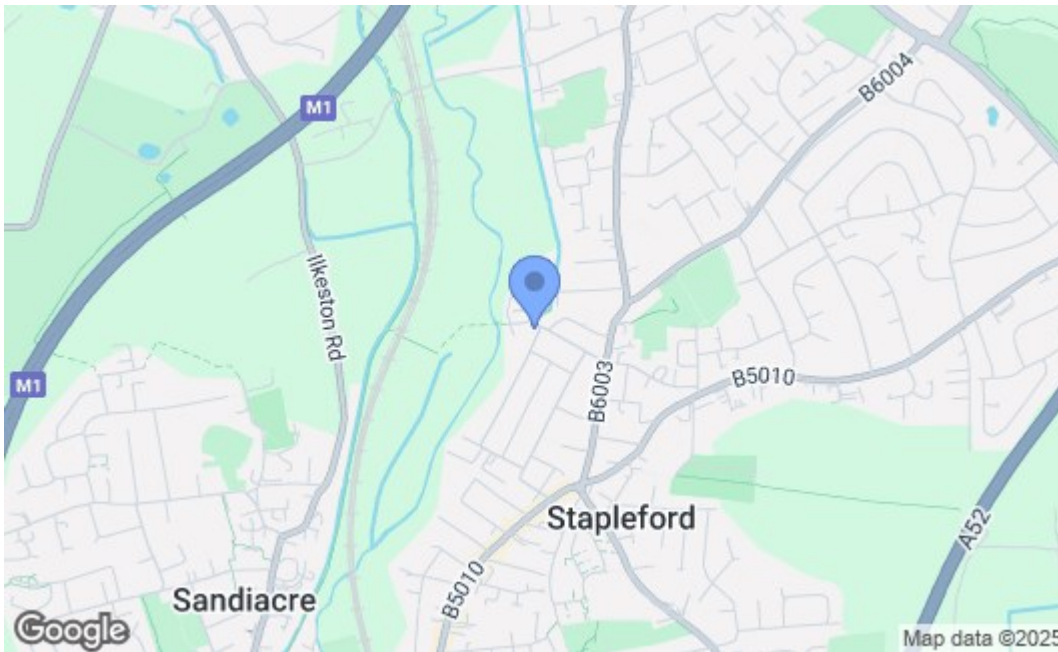
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue along and take a left hand turn after the Church onto Mill Road and proceed past the turning for Frederick Road on the left and take the next left onto Oakfield Road. The property can then be found on the right hand side, identified by our For Sale board.





333 DERBY ROAD, STAPLEFORD, NG9 7AA

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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