Robert Ellis

look no further. . .

Oakfield Road
Stapleford, Nottingham NG9 8FF

A TRADITIONAL TWO DOUBLE BEDROOM MID TERRACED HOUSE.

£165,000 Freehold

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This surprisingly spacious property comes to the market in a ready to move into condition and would be ideal for a first time buy.

Features include gas fired central heating served from a combination boiler and double glazed windows throughout.

Further features include an open plan dining kitchen which enjoys aspects over the attractively landscaped rear gardens.

Situated in this quiet residential suburb, yet within walking distance of Stapleford town centre, offering a wide variety of shops and amenities. There is a regular bus service close by and local junior school.

Viewing recommended.

ENTRANCE HALL
uPVC double glazed front entrance door, stairs to the first floor. Door to lounge.

LOUNGE
11'2" x 10'10" (3.41 x 3.32)
Contemporary wall mounted flame effect fire. Radiator, double glazed window to the front.

DINING KITCHEN
14'1" x 11'0" (4.3 x 3.37)
Range of modern fitted wall, base and drawer units with contrasting work surfacing and inset one and a half bowl sink unit with single drainer. Electric cooker, plumbing and space for washing machine, integrated fridge/freezer. Radiator, understairs store cupboard, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Radiator, doors to bedrooms and bathroom.

BEDROOM ONE
14'9" x 11'3" (4.52 x 3.43)
Overstairs store cupboard, radiator, double glazed window to the front.

BEDROOM TWO
10'11" reducing to 9'9" x 9'5" (3.33 reducing to 2.98 x 2.89)
Cupboard housing 'Logic' gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

BATHROOM
7'6" x 4'2" (2.3 x 1.29)
Three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with electric shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
Fenced-in front garden with ornamental shrubs. Shared passageway to the side of the house with gate leading to the rear garden. The rear garden is enclosed and comprises a patio area, dwarf brick garden wall and pathway leading through to the main garden which is laid to lawn and flanked with various shrubs. At the foot of the plot, there is a deep shrub bed and galvanised steel garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, turning almost immediately right onto Warren Avenue. Follow the "S" bend onto the continuation of Warren Avenue then towards the end of the road, turn right onto Oakfield Road. Follow the road along and the property can be found on the right hand side, 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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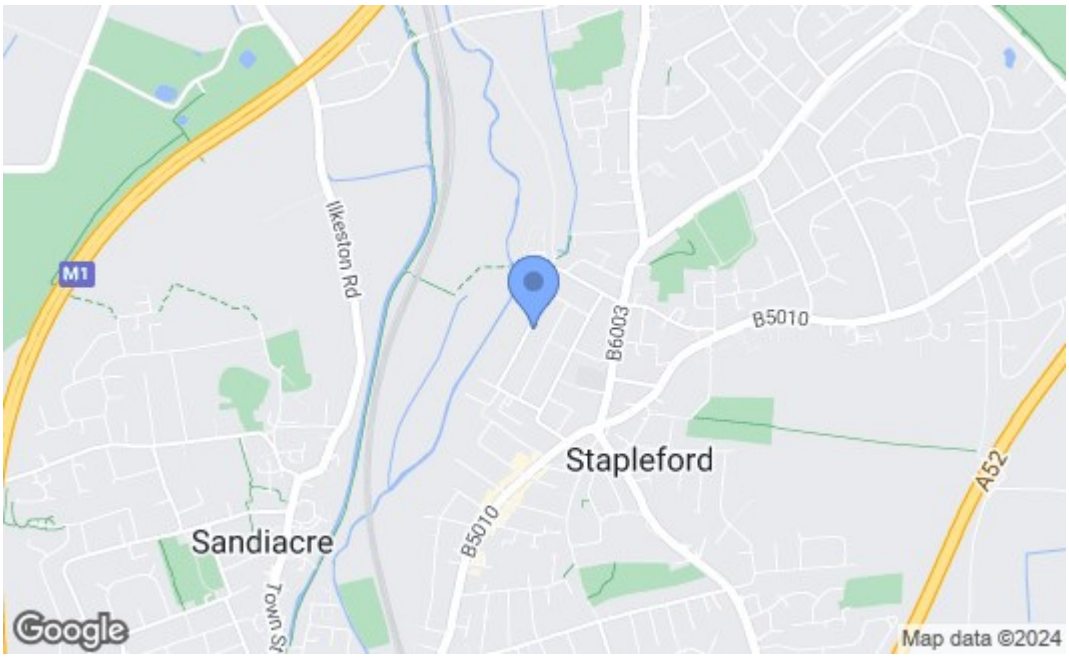

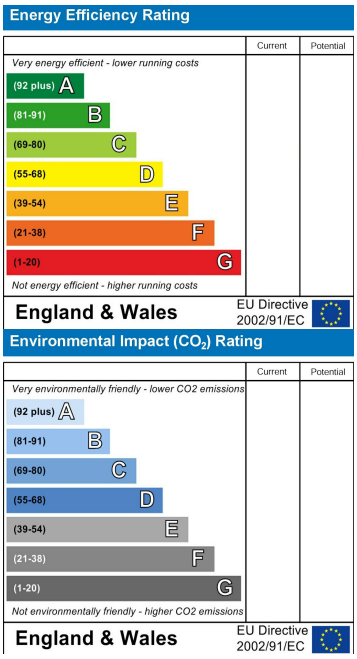

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