Robert Ellis

look no further. . .







36 Oakfield Road

Stapleford, Nottingham NG9 8FF

A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE

Guide Price £130,000 to £135,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea



A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE.

This property comes to the market in ready to move into condition with double glazing and gas fired central heating served from a recently installed Baxi combination boiler (for central heating and hot water.)

The internal accommodation comprises entrance hall, lounge and open plan dining kitchen. To the first floor, the landing provides access to two double bedrooms and modern three piece bathroom with shower over bath.

The rear gardens are of a generous size and landscaped with patio, lawn, a decked area and vegetable patch, great for those who like to 'grow their own.'

Situated in this popular residential suburb, within walking distance of Stapleford town centre, offering a variety of shops and amenities, including a recently opened Aldi, there is a regular bus service linking Nottingham and Derby.

A fantastic first home or great long term buy to let investment and an early internal viewing comes highly recommended.





ENTRANCE HALL
UPVC double glazed front entrance door, stairs to the first floor and door to lounge.

LOUNGE
11'2" x 11'0" (3.41 x 3.37)
Living flame gas fire and surround, radiator and double glazed window to the front.

DINING KITCHEN
14'2" x 11'0" (4.34 x 3.36)
Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Gas/electric cooker point, appliance space, plumbing for washing machine and dishwasher. Table and chair space, radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM 1
11'0" x 11'1" (3.37 x 3.4)
Radiator, over-stair storage cupboard housing recently installed Baxi gas combination boiler (for central heating and hot water.) Radiator and double glazed window to the front.

BEDROOM 2
10'4" x 9'11" (3.16 x 3.03)
Radiator and double glazed window to the rear.

BATHROOM
8'0" x 7'3" (2.44 x 2.22)
Incorporating a modern white three piece suite comprising pedestal wash hand basin, low flush w.c. and panel bath with shower and screen over. Built-in linen cupboard, radiator and double glazed window.

OUTSIDE
To the front, the garden is enclosed, fenced in and laid to gravel for ease of maintenance with gate leading to front door. There is shared gated pedestrian access at the side of the house which leads to the enclosed rear garden. This comprises a patio area, lawn flanked with colourful bedding to one side and a pathway leading to a raised decked area, further raised area with decking, small vegetable patch and garden shed.

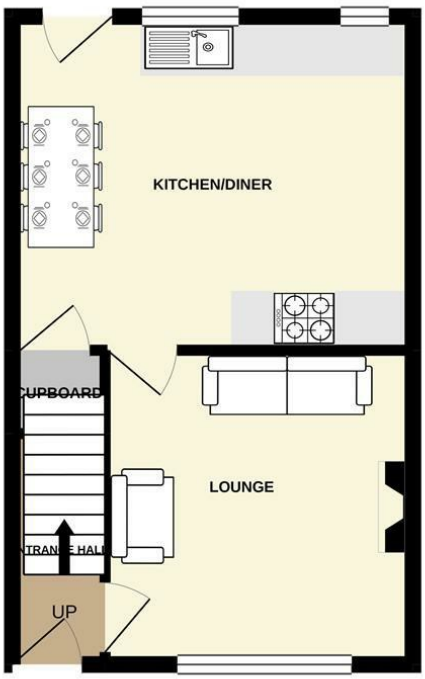
DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Turn almost immediately right onto Warren Avenue. Follow the 'S' bends round into the continuation of Warren Avenue and towards the end turn right onto Oakfield Road. Continue along the road where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 6901ps

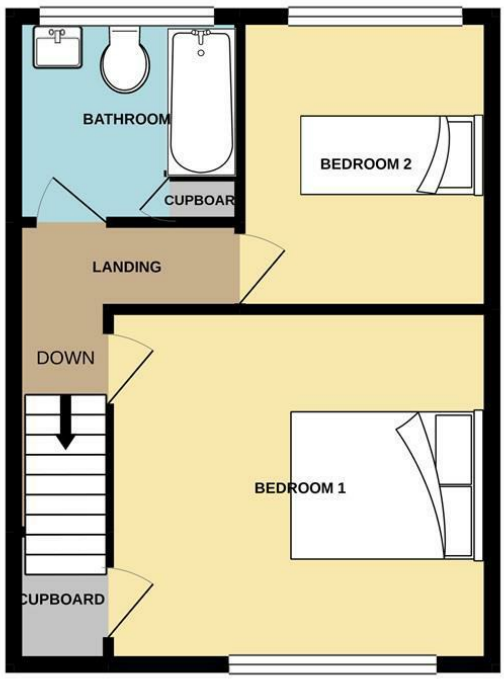




GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



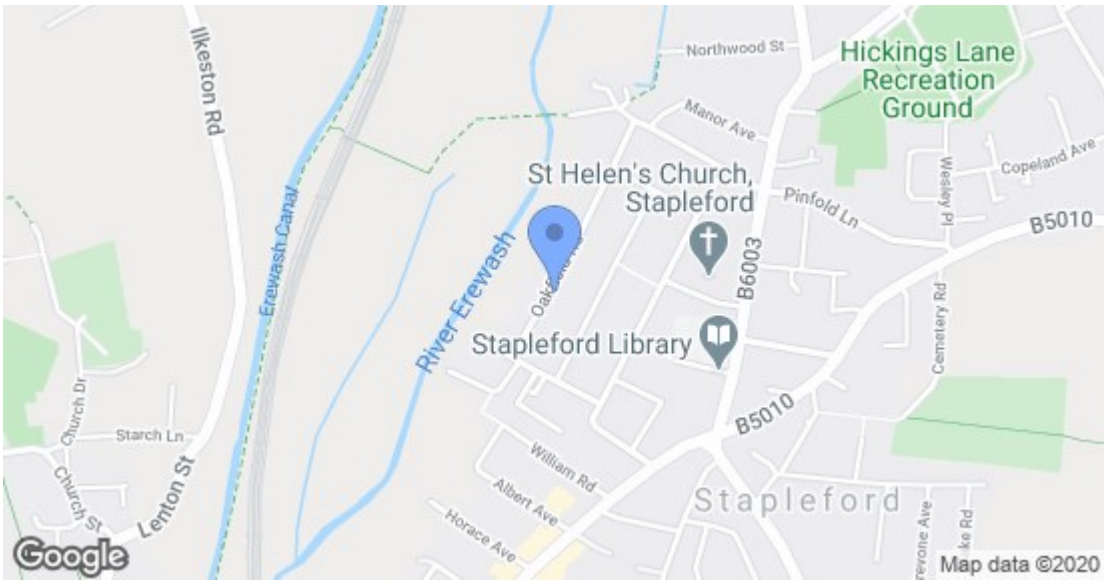
1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

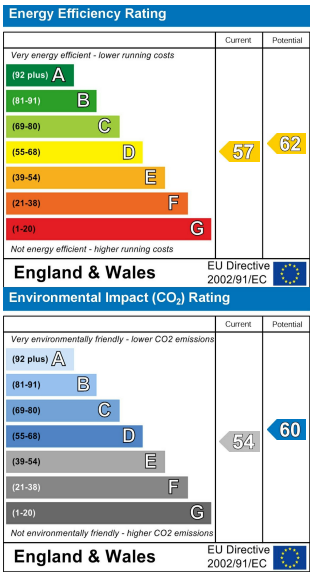


OAKFIELD ROAD

TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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.
Made with Metropix ©2020





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044