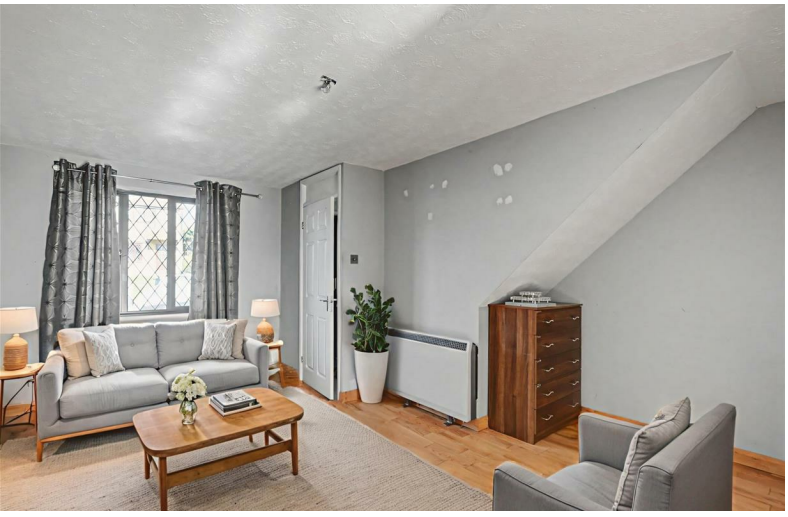
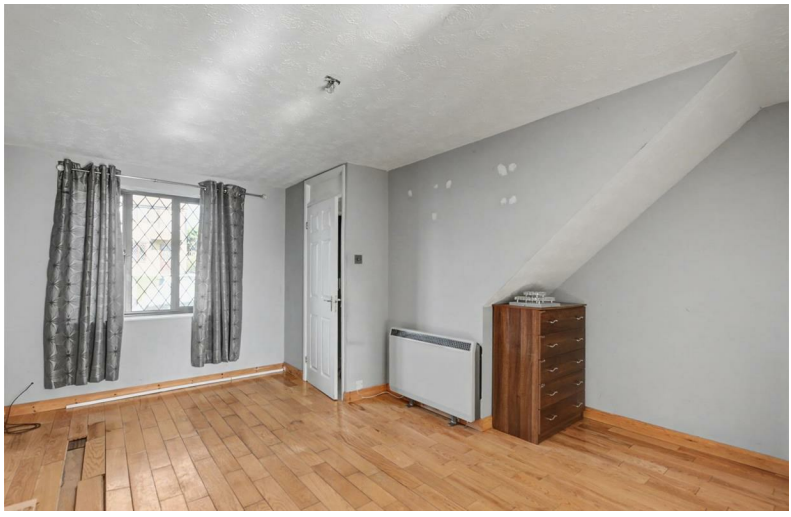
Robert Ellis

look no further. . .





Broad Oak Drive
Stapleford, Nottingham NG9 7AU

A RELATIVELY MODERN TWO BEDROOM TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£160,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION ON THE EDGE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance lobby, lounge/diner and kitchen. The first floor landing then provides access to two bedrooms and a relatively modern bathroom suite.

The property also benefits from electric heating, double glazing and adjacent parking bay. There is also a generous enclosed rear garden.

The property is located in this quiet residential cul de sac within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to excellent nearby schooling, and for those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

Although requiring some modernisation in places, we believe the property would make an ideal first time buy and therefore highly recommend an internal viewing.

ENTRANCE LOBBY
5'2" x 4'7" (1.60 x 1.40)
Double glazed front entrance door, electric storage heater, staircase rising to the first floor, wooden flooring, coat pegs and meter cupboard. Door to lounge/diner.

LOUNGE/DINER
16'6" x 10'1" (5.03 x 3.09)
Double glazed window to the front, electric storage heater, Adam-style fire surround, wooden flooring, media points. Opening through to the kitchen.

KITCHEN
12'9" x 9'7" (3.89 x 2.93)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker and plumbing for washing machine, ample space for dining table and chairs, part wooden flooring, electric storage heater, French doors opening out to the rear garden (with fitted blinds), additional window to the rear (with fitted blinds).

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Airing cupboard housing the water cylinder and shelving. Loft access point.

BEDROOM ONE
13'6" x 9'8" (4.14 x 2.97)
Double glazed window to the front (with fitted blinds), electric Dimplex heater, overstairs storage wardrobe with shelving and hanging space.

BEDROOM TWO
9'0" x 7'8" (2.76 x 2.34)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), Dimplex storage heater.

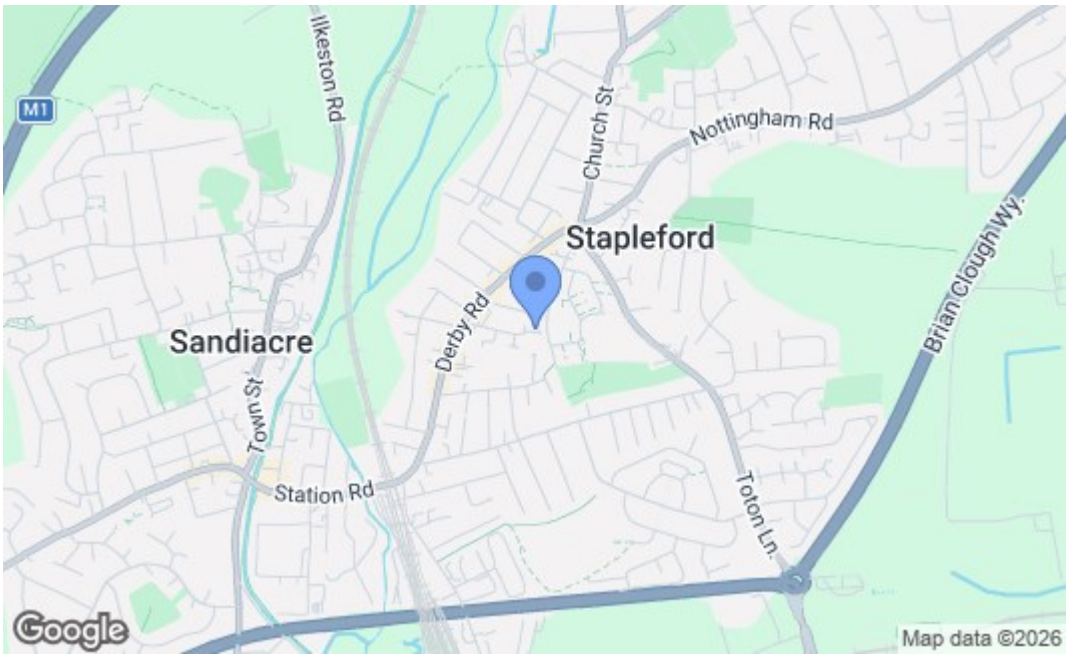
BATHROOM
8'10" x 4'9" (2.70 x 1.47)
Relatively modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, chrome ladder towel radiator, double glazed window to the rear.

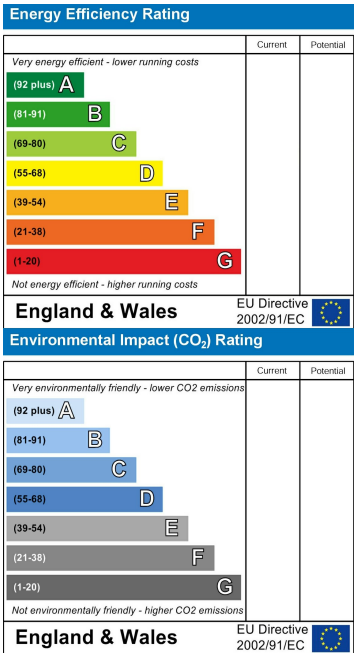
OUTSIDE
To the front of the property, there is a lawn with planted flowerbeds housing a variety of bushes and shrubbery. A pathway provides access to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line, good size block paved patio area (ideal for entertaining), matching pathway providing access to the foot of the plot where there is a timber storage shed. Gravel bed to one side of the path housing a variety of bushes and shrubbery and an artificial strip lawn to the left side. Pedestrian gated access to the back right of the garden takes you back to the front via a shared pathway.

PARKING
The property benefits from an allocated parking space to the top of the cul de sac, numbered 57.

DIRECTIONS
From our Stapleford Branch, proceed in the direction of Sandiacre. Take an eventual left hand turn onto Broad Oak Drive. At the top of the cul de sac, the property can be found on the right hand side, identified by our For Sale board.





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