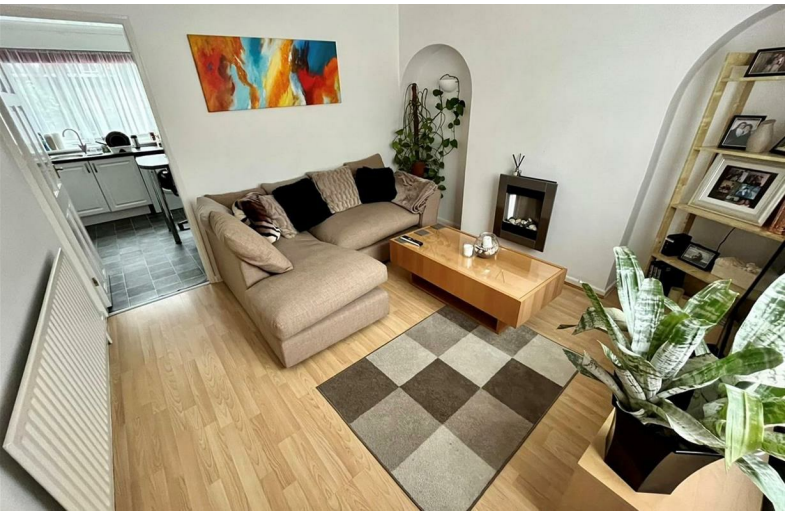
Robert Ellis

look no further. . .



A TWO BEDROOM MID TERRACED HOUSE

Oakfield Road

Stapleford, Nottingham NG9 8FF

Offers Over £150,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED, TWO BEDROOM MID TERRACED HOUSE, SITUATED ON A POPULAR RESIDENTIAL ROAD, SITUATED WITHIN A SHORT WALK OF THE SHOPS AND SERVICES WITHIN STAPLEFORD TOWN CENTRE.

The property benefits from gas central heating from a combi boiler, double glazing throughout, two double bedrooms, first floor bathroom and dining kitchen with fitted breakfast bar.

The accommodation comprises entrance hall, living room and breakfast kitchen to the ground floor, whilst the first floor landing provides access to two double bedrooms and three piece bathroom.

The property would ideally suit first time buyers and investors alike as it is situated within close proximity of excellent nearby schooling for all ages, the shops and services within Stapleford town centre and excellent commuter links such as the A52 for Nottingham and Derby, junction 25 of the M1 and the Nottingham tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.

ENTRANCE HALL
3'1" x 2'7" (0.94 x 0.81)
UPVC panel and double glazed front entrance door, laminate flooring, stairs to first floor.

LIVING ROOM
11'1" x 11'1" (3.4 x 3.40)
Double glazed Georgian style window to the front, radiator, laminate flooring, coving, wall light points, t.v. and telephone points.

BREAKFAST KITCHEN
14'3" x 11'0" (4.35 x 3.37)
Equipped with a matching range of white faced base and wall storage cupboards with roll top work surfaces, 1½ bowl sink and drainer with swan-neck mixer tap, tiled splash backs, and free-standing cooker with extractor hood over are included in the sale. There is also plumbing for washing machine and dishwasher. Fitted breakfast bar and matching bar stools are also included in the sale, UPVC double glazed window to the rear, UPVC panel and double glazed door to outside, coving and two useful storage cupboards, one under the stairs with power, lighting and space for the freezer and an additional storage cupboard with lighting and shelving housing the gas meter.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Loft hatch to a semi boarded lit and insulated loft space.

BEDROOM 1
11'1" x 11'1" (3.39 x 3.39)
Double glazed Georgian style window to the front, radiator, t.v. point, useful double fitted over-the-stairs wardrobe.

BEDROOM 2
11'1" x 10'2" (3.38 x 3.11)
Double glazed window to the rear, radiator, electricity meter and wall mounted gas fired central heating combi boiler (for central heating and hot water.)

BATHROOM
8'5" x 7'4" (2.58 x 2.24)
Three piece suite comprising panel bath with Gainsborough electric shower, low flush w.c. and wash hand basin with tiled splashbacks, part tiled walls, double glazed window to the rear, radiator and useful double bathroom storage cupboard with shelving.

OUTSIDE
To the front of the property is a planted front garden housing a variety of mature bushes and shrubs, pathway to the front entrance door and side access gate leading to the rear. There is an enclosed and generously sized rear garden benefiting from a paved patio area, ideal for entertaining, leading onto a shaped lawned section with planted borders, housing a variety of mature bushes and shrubbery, paved and stepping-stone pathway providing access to the rear part of the garden leading to a further patio area. There is also an outside water tap and side access gate leading to the front.

DIRECTIONS
From our Stapleford branch, proceed to The Roach traffic lights, turning left onto Church Street. Proceed past the entrance to St Helen's church and look for and turn left onto Mill Road. Take the second left onto Oakfield Road and the property can be found a little way along on the left hand side.

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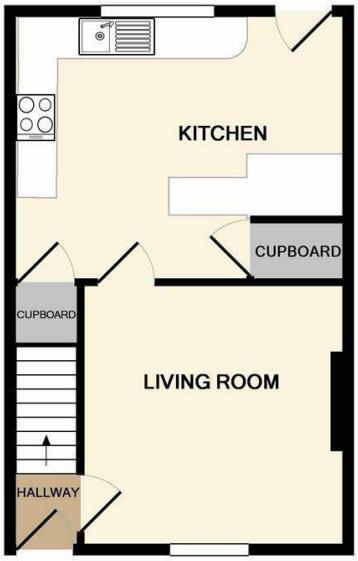

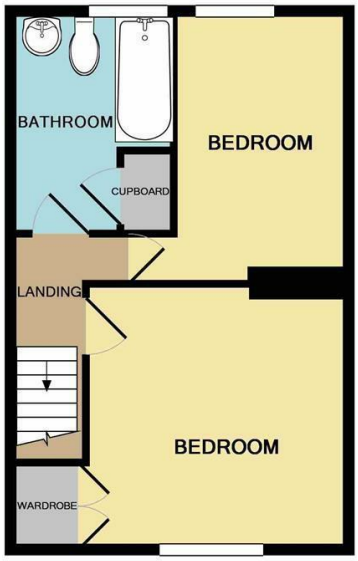

GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

40 OAKFIELD ROAD, STAPLEFORD, NG9 8FF
TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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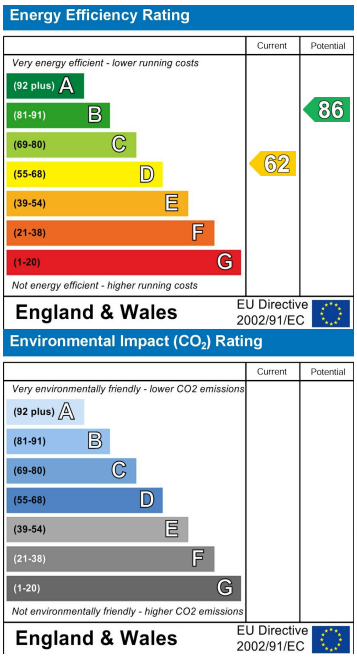

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.