



Oakford Close  
Aspley, Nottingham NG8 6BJ

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£190,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND LOOKED AFTER 2010 CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE. SITUATED IN THIS QUIET AND NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway, ground floor WC, "L" shaped lounge diner and kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous outdoor garden space.

The property is located within this quiet and now established residential cul de sac location within easy reach of the local amenities, nearby shopping facilities, schooling and transport links to the surrounding area.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.





### ENTRANCE HALL

12'4" x 6'0" (3.78 x 1.84)

Staircase rising to the first floor with decorative open spindle balustrade, Georgian style double glazed window to the side with fitted roller blind, radiator, useful understairs storage cupboard, laminate flooring. Doors to WC, lounge and kitchen.

### WC

6'0" x 2'11" (1.84 x 0.91)

Modern white two piece suite comprising push flush WC and wash hand basin with decorative tiled splashbacks. Double glazed window to the front and wall mounted electrical consumer box.

### KITCHEN

9'10" x 7'2" (3.00 x 2.20)

Equipped with a matching range of wall and base storage cupboards with granite effect roll top work surfaces. In-built counter level four ring gas hob with extractor over and oven beneath. Inset counter level single sink and draining board with central mixer tap. Plumbing for washing machine and space for fridge/freezer. Wall mounted gas fired combination boiler for central heating and hot water purposes. Decorative tiled splashbacks and Georgian style double glazed window to the front.

### "L" SHAPED LOUNGE/DINING AREA

With sliding double glazed patio doors opening out to the rear garden, double glazed window to the side, two radiators, matching to the hallway laminate flooring, media points and coving.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to the loft space via pull down ladder to a boarded, lit and insulated loft space. Doors to all bedrooms and bathroom. Useful storage cupboard with shelving.

### BEDROOM ONE

13'9" x 8'7" (4.20 x 2.64)

Double glazed window to the front, additional double glazed window to the side offering more natural light, radiator.

### BEDROOM TWO

10'2" x 6'0" (3.12 x 1.85)

Double glazed window to the rear overlooking the rear garden, radiator.

### BEDROOM THREE

7'4" x 6'11" (2.24 x 2.13)

Double glazed window to the side and radiator.

### BATHROOM

7'2" x 6'0" (2.20 x 1.85)

White three piece suite comprising panel bath with tiled surround and mixer tap with handheld shower attachment over, wash hand basin with tiled splashbacks and push flush WC. Radiator and extractor fan.

### OUTSIDE

To the front and side of the property there is a pathway to the front entrance door, decorative gravel stone chippings, side lawn, pedestrian gate into the rear garden and vehicle hard standing providing off-street parking.

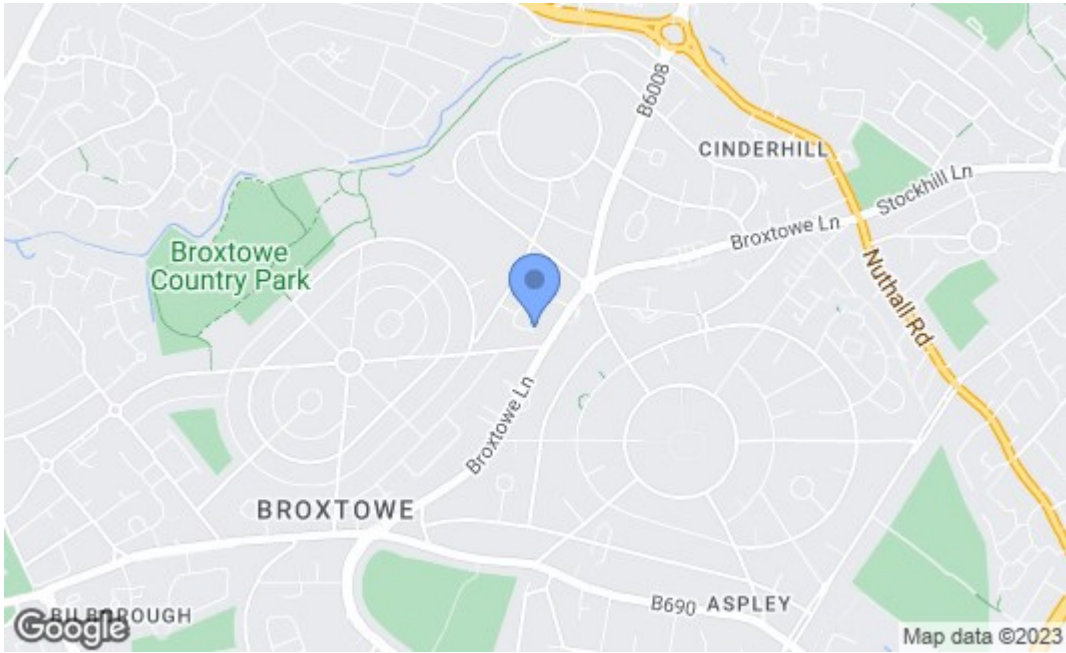
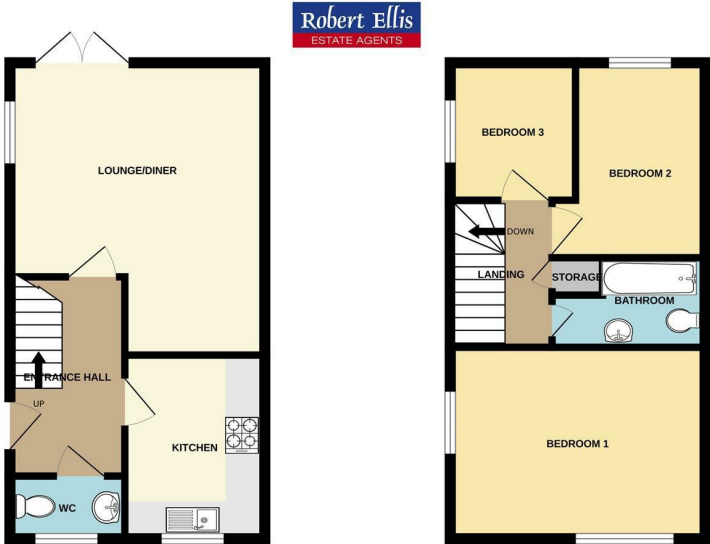
### TO THE SIDE & REAR GARDENS

The side and rear gardens continue beyond the pedestrian gate from the front to an extensive lawned garden with paved patio seating areas (ideal for entertaining). There are planted flowerbeds and borders housing a variety of mature bushes and shrubbery. Useful timber storage shed, external lighting point and water tap.

### DIRECTIONAL NOTE

Leaving Stapleford along Coventry Lane, reach the Strelley crossroads by turning right onto Strelley Road. Continue along, before taking an eventual left hand turn onto Bradgate and continue along over the next two junctions before turning right onto Oakford Close. Follow the cul de sac along and the property can eventually be found identified by our For Sale board. Ref: 8021NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.