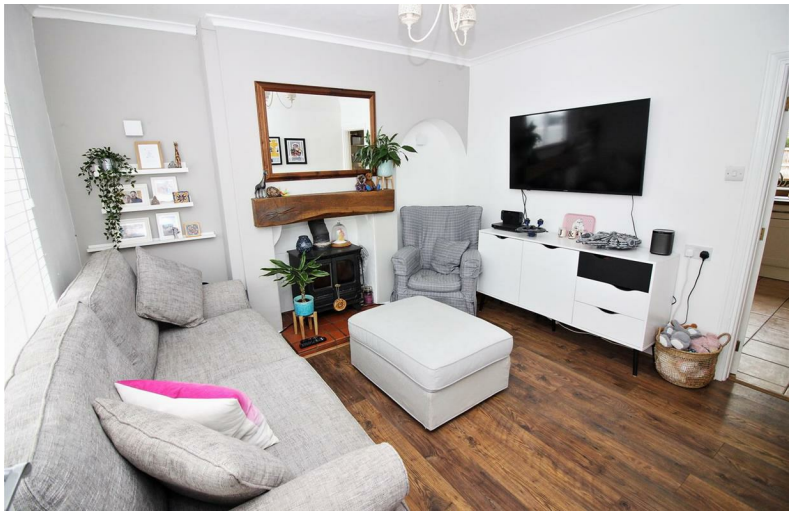
Robert Ellis

*look no further. . .*





125 Oakfield Road

Stapleford, Nottingham NG9 8FE

A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE

**Guide Price £140,000 - £145,000**

**Freehold**

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A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE.

This surprisingly spacious property comes to the market in ready to move into condition and is ideally suited to first time buyers.

Features include gas fired central heating served from a combination boiler, double glaze windows, cast iron wood burner to the lounge, modern fitted kitchen and modern shower room/w.c.

Another feature of this property is the larger than expected rear gardens which are attractively landscaped, offering a great place to unwind.

Situated within this popular residential suburb within walking distance of local amenities, including the town centre of Stapleford where a variety of shops and amenities can be found together with a regular bus service. For those wishing to commute, the area is served by good road networks including the A52 for Nottingham and Derby and M1 Motorway for further afield.

We strongly recommend an early internal viewing to avoid disappointment.





ENTRANCE HALL
Stairs to the first floor, radiator and door to lounge.

LOUNGE
11'2" x 11'2" (3.42 x 3.41)
Inset cast iron wood burner, radiator and double glazed window to the front.

DINING KITCHEN
14'2" x 11'3" (4.34 x 3.43)
Incorporating a range of modern fitted wall base and drawer units with wood block work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and hob, plumbing for washing machine and appliance space. Radiator, under-stairs storage cupboard, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and shower room.

BEDROOM 1
14'11" x 11'1" (4.57 x 3.39)
Over-stairs storage cupboard, radiator and double glazed window to the front.

BEDROOM 2
11'2" x 9'7" (3.42 x 2.94)
Exposed varnished pine floorboards, radiator and double glazed window to the rear.

SHOWER ROOM
8'6" x 4'2" (2.6 x 1.29)
Modern three piece suite comprising wash hand basin, low flush w.c. and shower cubicle. Partially tiled walls, heated towel rail and double glazed window.

OUTSIDE
Hedged in front garden to enhance privacy, shared gated passageway at the side of the property leading to the rear garden, which is enclosed and attractively landscaped with patio and expansive lawn. There is a useful lean-to single glazed garden room against the rear elevation and at the foot of the plot there is a garden shed.

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

Ref:





# Robert Ellis

*look no further. . .*



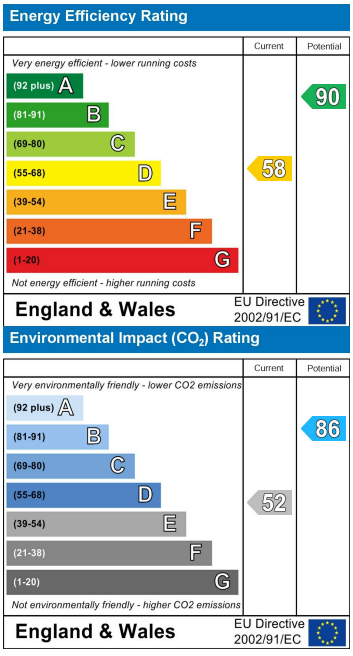

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

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