



## 11 Broad Oak Drive, Stapleford, Nottingham, NG9 7AX

**£995 PCM**

- Stapleford
- 1 Reception
- 1 Bathroom
- Small Garden
- Council Tax - A
- Mid-terraced house
- 3 Bedrooms
- Unfurnished Property
- Allocated Parking Available
- EPC - C



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\*\*\* SPACIOUS UNFURNISHED THREE BEDROOM MID TOWN HOUSE IN STAPLEFORD \*\*\*

Robert Ellis are pleased to present this ideally situated property in the heart of Stapleford Town Centre. Within easy reach of excellent local schools, a wide range of shops and amenities, and superb transport links including the A52, M1 motorway and the Nottingham Tram Terminus.

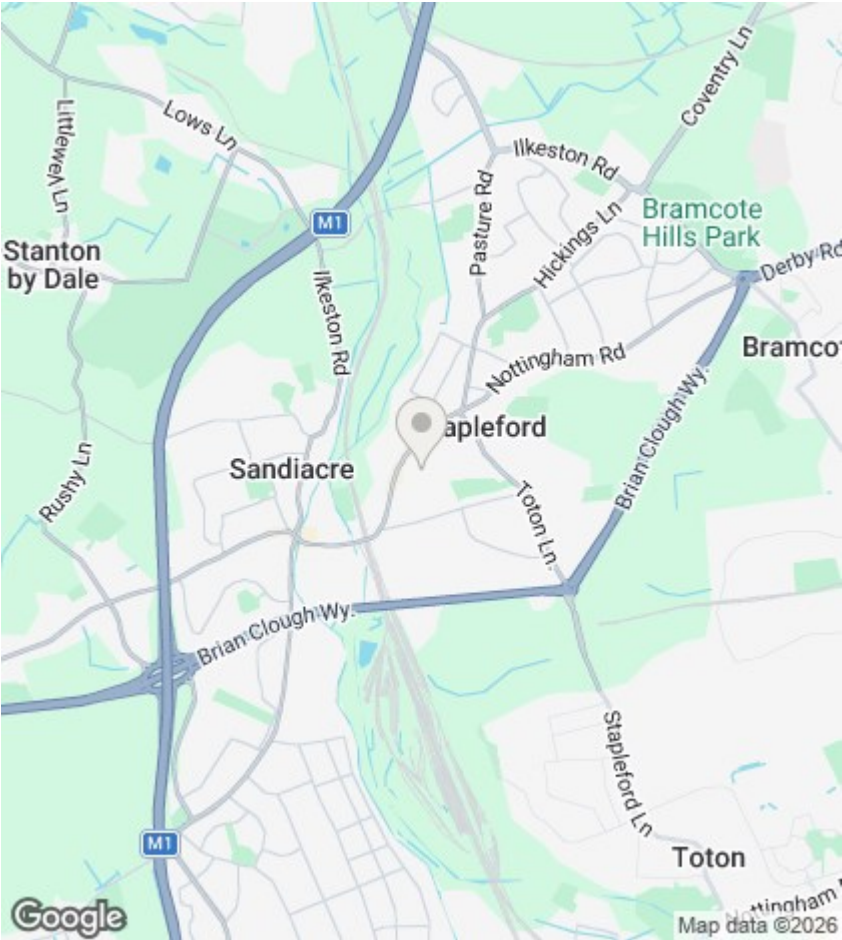
This well-presented property briefly comprises an entrance porch, entrance lobby, spacious lounge with feature fireplace, and a fitted dining kitchen with French doors opening onto the rear garden. To the first floor are three bedrooms, two benefiting from fitted wardrobes, together with a modern family bathroom fitted with a white three-piece suite and mains-fed shower over a P-shaped bath.



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:  
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 79        |
| (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 |           |