



**Bridgend Close
Stapleford, Nottingham NG9 7BU**

A TWO BEDROOM DETACHED
BUNGALOW OFFERED FOR SALE WITH
NO UPWARD CHAIN.

Guide Price £200,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL POSITIONED TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS QUIET RESIDENTIAL AND POPULAR CUL DE SAC NO-THROUGH ROAD LOCATION.

With single level accommodation comprising "L" shaped hallway, living room, kitchen, two double bedrooms, shower room and lean-to off the kitchen.

Other benefits of the property include gas fired central heating from a combination boiler, uPVC double glazing, off-street parking, detached garage and gardens to the front, side and rear.

The property sits within a favourable and quiet residential cul de sac within easy reach of the shops and services within Stapleford town centre. There are also good access links to a variety of transport hubs such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

The property benefits from a relatively level lying overall plot with off-street parking and detached garage to the front, whilst there are established gardens to the side and rear.

The property is being brought to the market with the benefit of NO UPWARD CHAIN and we would therefore highly recommend an internal viewing.



ENTRANCE HALL

13'6" x 6'10" (4.13 x 2.09)

uPVC panel and double glazed side entrance door with double glazed window to the side of the door, radiator, coving, doors to all ground floor rooms and loft access point to a boarded and insulated loft space.

LOUNGE

15'8" x 11'5" (4.79 x 3.49)

A dual aspect room with double glazed windows to both the front and rear, two radiators, media points and electric stone-effect fireplace.

KITCHEN

12'10" x 11'7" (3.92 x 3.54)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards with dual style work surface and fitted breakfast bar, space for three/four barstools, radiator, single sink and draining board with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), useful double storage cupboard, double glazed window to the rear with fitted roller blind, uPVC panel and double glazed exit door to lean-to.

LEAN-TO

8'3" x 3'10" (2.53 x 1.19)

Sliding door access into the rear garden of glazed and aluminium construction.

SHOWER ROOM

6'1" x 5'2" (1.87 x 1.59)

Three piece suite comprising corner shower cubicle with mains ran shower, wash hand basin with storage cabinet beneath and push flush WC. Two wall mounted bathroom cabinets (one with mirror front), fully tiled walls, double glazed window to the side with fitted roller blind.

BEDROOM ONE

12'11" x 11'7" (3.96 x 3.55)

Double glazed window to the front with fitted blinds, radiator, media points, coving and exposed/varnished floorboards.

BEDROOM TWO

10'1" x 9'5" (3.09 x 2.89)

Double glazed window to the side with fitted blinds, radiator and exposed/painted floorboards.

OUTSIDE

To the front of the property there is a driveway which provides off-street parking for two/three vehicles in turn leading to the detached pitched roof garage. There is a pedestrian pathway providing access to the front entrance door and a well planted front and side garden incorporating a variety of mature specimen bushes, shrubs and plants. The front garden then opens directly out into the rear which extends beyond the back of the garage with established rose and shrubbery to the boundary line offering screening and protection. There are decorative gravel chippings, a useful pitched roof timber storage shed and sliding door access back into the lean-to.

DETACHED GARAGE

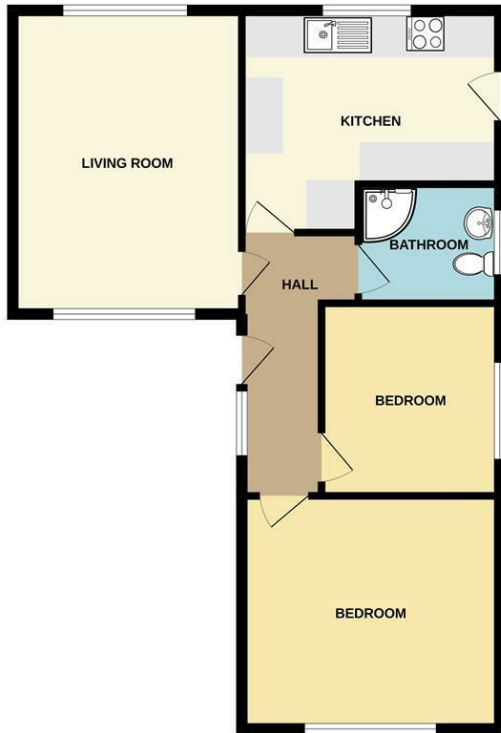
With power and lighting points, up and over door to the front.

DIRECTIONAL NOTE

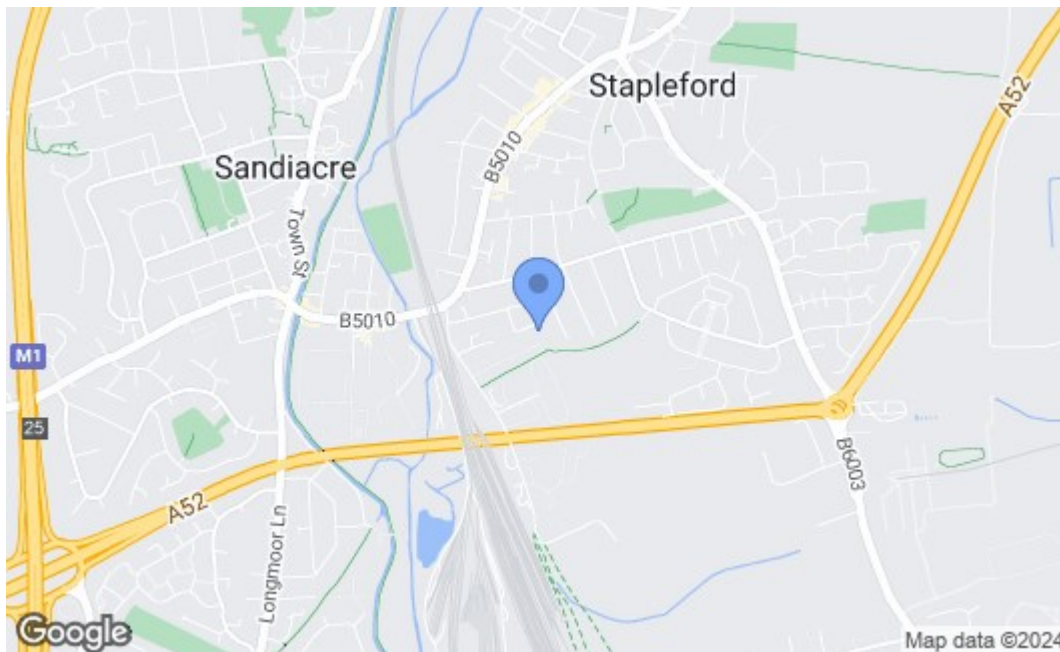
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School before taking a right turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Birley Street. Take a right turn onto Midland Avenue. Take the first left onto Bridgend Close and follow the bend in the road around to the left. The property can then be found on the right hand side identified by our For Sale board.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.