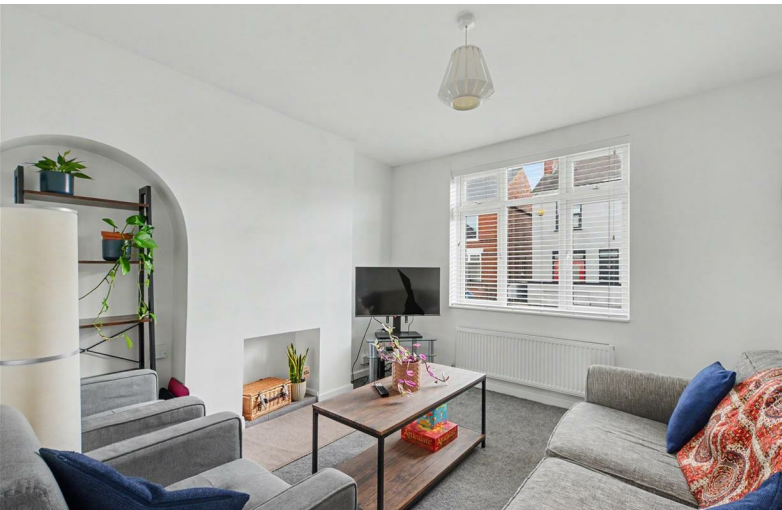




Oakfield Road  
Stapleford, Nottingham NG9 8FE

**£185,000 Freehold**

A TWO BEDROOM MID TOWN HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED TWO BEDROOM MID TOWN HOUSE OVERLOOKING OPEN FIELDS TO THE REAR.

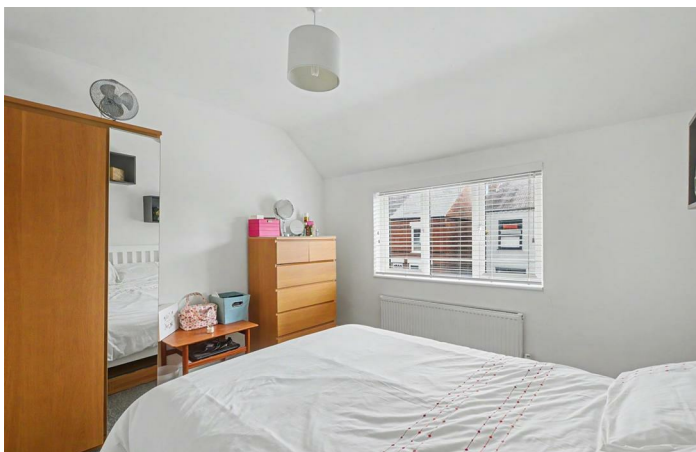
With accommodation over two floors, the ground floor comprises entrance hall, living room and full width kitchen diner. The first floor landing then provides access to two good sized bedrooms and a modern bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous rear garden with open views beyond.

The property is situated within walking distance of Stapleford town centre which offers a wide variety of national and independent shopping facilities and retailers, as well as easy access to schooling for all ages.

For those looking to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

3'7" x 2'11" (1.11 x 0.90)

Composite and double glazed front entrance door, staircase rising to the first floor, door to living room.

### LIVING ROOM

11'2" x 11'0" (3.42 x 3.37)

Double glazed window to the front (with fitted blinds), radiator, media points, door into kitchen.

### KITCHEN DINER

14'3" x 10'11" (4.35 x 3.35)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with laminate effect roll top work surfaces incorporating a four ring hob with extractor over and oven beneath. Fitted one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Plumbing for washing machine, space for full height fridge/freezer, further space for under-counter kitchen appliance, double glazed window to the rear (with fitted blinds) overlooking the rear garden and views beyond, uPVC panel and double glazed exit door to outside, ample space for dining table and chairs, radiator, spotlights and useful storage cupboard.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point via wooden pull-down loft ladder to a partially boarded and lit loft space.

### BEDROOM ONE

11'8" x 11'2" (3.57 x 3.41)

Double glazed window to the front (with fitted blinds), radiator, useful storage space which houses the gas fired combination boiler (for central heating and hot water).

### BEDROOM TWO

11'2" x 10'9" (3.41 x 3.29)

Double glazed window to the rear (with fitted blinds) making the most of the views beyond, radiator, electric meter cupboard.

### BATHROOM

8'2" x 7'4" (2.51 x 2.25)

Modern white four piece suite comprising panel bath,

separate shower cubicle with glass screen, decorative boarding and dual attachment mains shower over, push flush WC, wash hand basin with mixer tap. Double glazed window to the rear (with fitted blinds), ladder towel radiator, tiled floor, extractor fan, spotlights.

### OUTSIDE

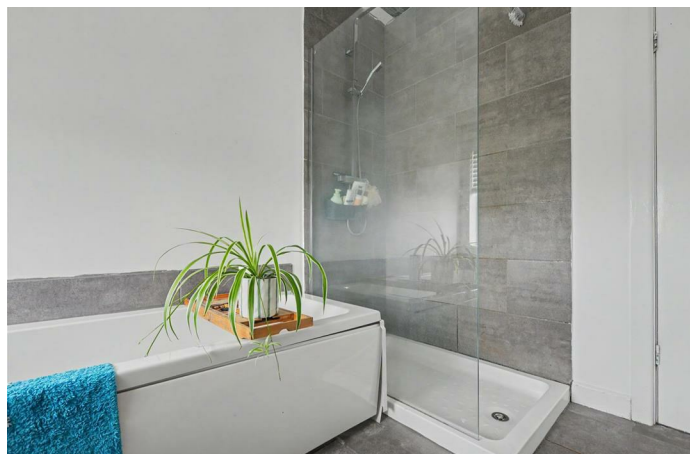
To the front of the property, there is a picket style fence to the boundary line with pathway providing access to the front entrance door. Shared pedestrian access leads down the side of the property towards the rear garden.

### TO THE REAR

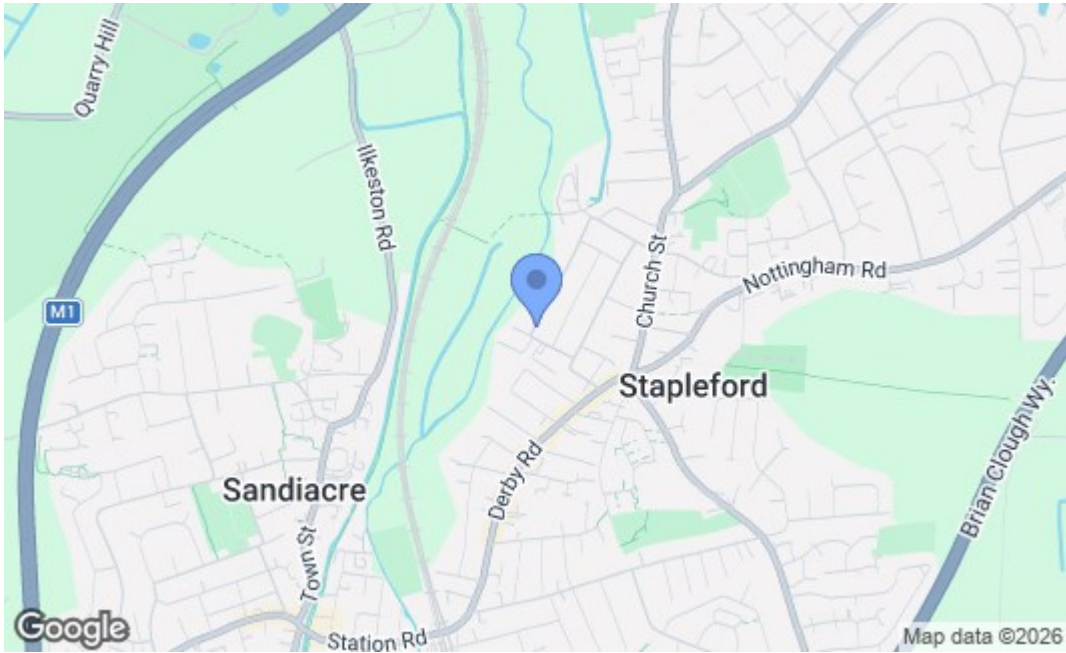
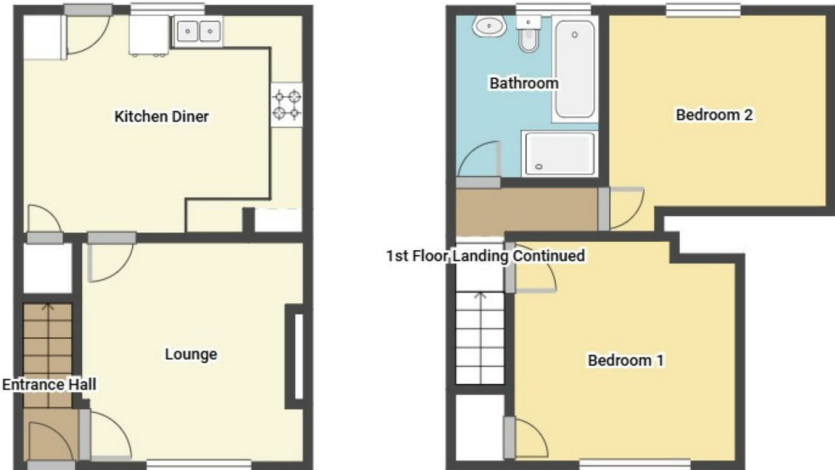
The rear garden is of a good size enclosed by timber fencing and hedgerows to the boundary lines incorporating a good size paved patio seating area (ideal for entertaining) leading onto a shaped lawn with planted beds and borders housing a wide variety of bushes and shrubbery. To the rear corner there is a decorative plum slate chipped bed and low picket style fence making the most of the views beyond. Within the garden, there is an external water tap and lighting point. Gated pedestrian access leads back to the front of the house.

### DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediate right onto Warren Avenue and follow the "S" bend in the road and then take a left also Warren Avenue. At the bottom of the road, turn left onto Oakfield Road and the property can be found on the left hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 90        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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.