



Oakfield Road
Stapleford, Nottingham NG9 8FE

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

£170,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM MID TERRACED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room and dining kitchen. The first floor landing then provides access to two bedrooms and a shower room/wet room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking via a lowered kerb to a block paved driveway and an enclosed rear garden with useful garden room/workshop with power and lighting sitting at the foot of the plot.

As previously mentioned, the property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway, Nottingham electric tram terminus and i4 bus stop.

There is also easy access to excellent nearby schooling for all ages and local walks along the Erewash Canal footpath and across local fields.

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



ENTRANCE HALL

3'4" x 3'3" (1.03 x 1.00)

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

LIVING ROOM

14'3" x 11'5" (4.35 x 3.48)

Double glazed window to the front, radiator, laminate flooring, media points, useful understairs storage space, Adam-style fire surround with decorative tiled insert and hearth housing a log-effect fire. Door to dining kitchen.

DINING KITCHEN

14'2" x 11'2" (4.32 x 3.41)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating single sink unit and draining board with central mixer tap and decorative tile splashbacks. There is plumbing for a washing machine, in-built oven, fitted hob with extractor over, radiator, tiled floor, ample space for dining table and chairs, useful storage cupboard, double glazed window to the rear (with fitted blinds), wall mounted gas fired combination boiler (for central heating and hot water), spotlights, uPVC panel and double glazed exit door.

FIRST FLOOR LANDING

Doors to both bedrooms and shower room/wet room. Loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE

10'8" x 10'7" (3.25m x 3.23m)

Double glazed window to the front (with fitted blind), radiator, useful storage cupboard.

BEDROOM TWO

11' x 10'9" (3.35m x 3.28m)

Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, laminate flooring.

SHOWER ROOM/WET ROOM

6'7" x 6'5" (2.01m x 1.96m)

Walk-in shower cubicle area with anti-slip flooring, decorative tiled surround, electric shower, floating wash

hand basin with central mixer tap and tiled splashbacks, push flush WC. Double glazed window to the rear (with fitted blinds), extractor fan.

OUTSIDE

To the front of the property, there is a lowered kerb entry point leading to a block paved driveway providing off-street parking and access to the front entrance door. Pedestrian access then leads down the right hand side of the property through a shared entryway with the neighbour leading to a gate into the rear garden.

TO THE REAR

The rear garden is enclosed offering an initial block paved patio seating area (ideal for entertaining) with brick wall splitting access to the central part of the garden which is split into two lawn sections accessed via two paved pathways with raised flowerbed incorporating a variety of bushes and shrubs. The pathway then continues down to the foot of the plot which is enclosed by timber fencing to all sides to a detached garden room/workshop. Within the garden, there is also an external water tap, lighting point and pedestrian access via the entry leading up to the front of the property.

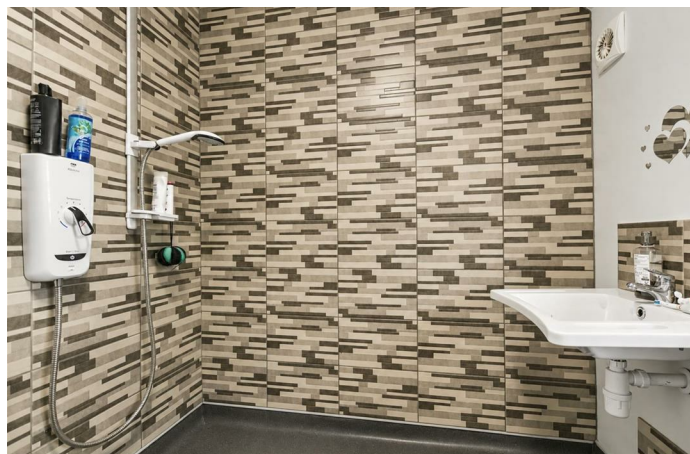
DETACHED GARDEN ROOM/WORKSHOP

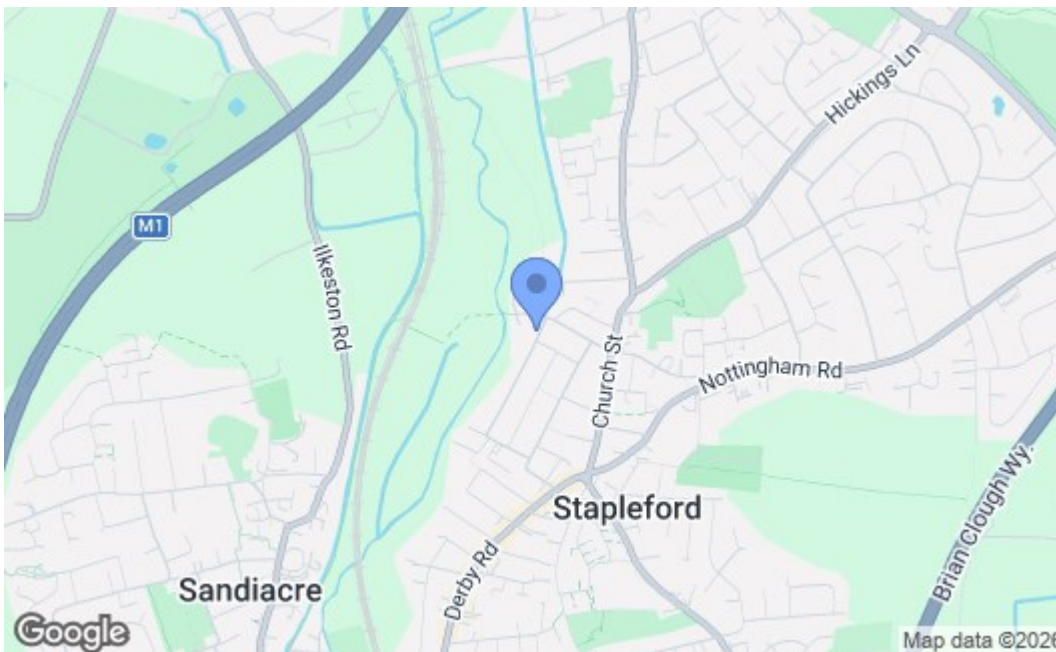
15'2" x 13'5" (4.63 x 4.10)

Breezeblock construction with pitched roof, entrance door and window to the front with the benefit of power and lighting.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Look for and take a left hand turn onto Mill Road and continue to the end before turning left onto Oakfield Road. The property can be found on the right hand side, identified by our For Sale board.





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 (CO₂) 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.