



**Broad Oak Drive  
Stapleford, Nottingham NG9 7AU**

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

**£159,995 Freehold**



ROBERT ELLIS ARE PLEASED TO THE BRING TO THE MARKET WITH NO UPWARD CHAIN THIS RELATIVELY MODERN BUILD TWO BEDROOM TOWN HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance lobby, living room and full width dining kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from off-street parking, enclosed garden to the rear and, as previously mentions, the property comes to the market with the benefit of NO UPWARD CHAIN.

The property is situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## ENTRANCE HALL

5'1" x 4'8" (1.57 x 1.44)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, storage heater, Georgian-style panel and glazed door to the living room, meter cupboard with coat pegs.

## LOUNGE

17'2" x 12'9" (5.24 x 3.89)

Hardwood framed double glazed window to the front, Georgian-style doors leading to the hallway and through to the kitchen, Adam-style fire surround with marble effect insert and hearth housing a central fire, media points, wall light points, storage heater.

## DINING KITCHEN

12'8" x 9'7" (3.88 x 2.93)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surface incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for cooker and plumbing for washing machine, space for fridge/freezer, hardwood double glazed window to the rear, sliding double glazed hardwood patio doors opening out to the rear garden, storage heater, space for table and chairs, Georgian-style panel and glazed door to the lounge.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point, airing cupboard housing the hot water cylinder.

## BEDROOM ONE

13'6" x 9'8" (4.14 x 2.96)

Hardwood frame double glazed window to the front, fitted storage cupboard/wardrobe with shelving and hanging space, Dimplex wall mounted heater.

## BEDROOM TWO

8'9" x 7'7" (2.68 x 2.33)

Hardwood frame double glazed window to the rear, Dimplex wall mounted heater.

## BATHROOM

8'11" x 4'10" (2.72 x 1.48)

Three piece suite comprising panel bath with 'Mira'

electric shower over and tiled surround, wash hand basin, low flush WC, hardwood frame double glazed window to the rear, partial wall tiling.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a double space block paved driveway providing off-street parking for two cars. This then provides access to the front covered porch and entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, initial paved patio seating area accessed directly from the kitchen patio doors. Garden lawn with a stepping stone pathway providing access to a rear entrance gate. There are shaped borders housing a variety of bushes and shrubbery to the boundary line, as well as an external lighting point.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed along Derby Road in the direction of Sandiacre. Take an eventual left hand turn onto Broad Oak Drive, just after Sainsburys. Continue to the end of the cul de sac and the property can be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – Available

Broadband Speed - Fibre

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

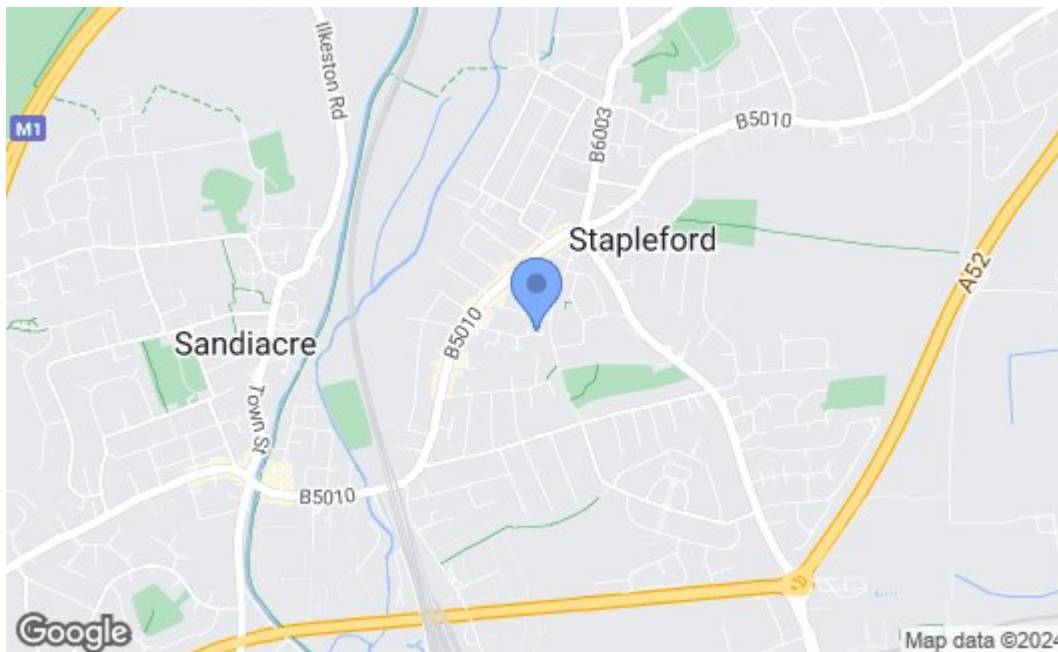
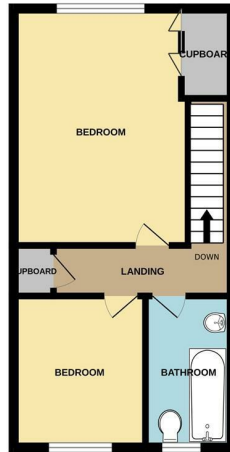
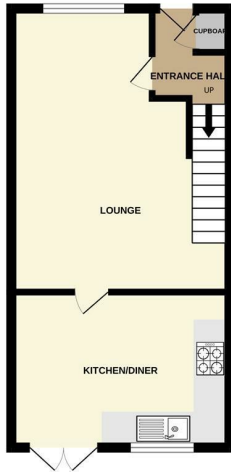




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.