



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

**£155,000 Freehold**

A RELATIVELY MODERN TWO BEDROOM  
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 RELATIVELY MODERN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION ON THE EDGE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance lobby, lounge/diner and kitchen. The first floor landing then provides access to two bedrooms and a relatively modern bathroom suite.

The property also benefits from recent redecoration and newly fitted flooring to a number of rooms and newly fitted electric storage heaters throughout, fitted in July / Aug 2026, double glazing and adjacent parking bay. There is also a generous enclosed rear garden.

The property is located in this quiet residential cul de sac within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to excellent nearby schooling, and for those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy and therefore highly recommend an internal viewing.



### ENTRANCE LOBBY

5'2" x 4'7" (1.60 x 1.40)

Double glazed front entrance door, electric storage heater, staircase rising to the first floor, with new carpet, coat pegs and meter cupboard. Door to lounge/diner.

### LOUNGE/DINER

16'6" x 10'1" (5.03 x 3.09)

Double glazed window to the front, new electric storage heater, new carpet, media points. Opening through to the kitchen.

### KITCHEN

12'9" x 9'7" (3.89 x 2.93)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker and plumbing for washing machine, ample space for dining table and chairs, new vinyl floor covering, electric storage heater, French doors opening out to the rear garden, additional window to the rear.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Airing cupboard housing the water cylinder and shelving. Loft access point.

### BEDROOM ONE

13'6" x 9'8" (4.14 x 2.97)

Double glazed window to the front (with fitted blinds), electric storage heater, overstairs storage wardrobe with shelving and hanging space.

### BEDROOM TWO

9'0" x 7'8" (2.76 x 2.34)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), storage heater.

### BATHROOM

8'10" x 4'9" (2.70 x 1.47)

Relatively modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, chrome ladder towel radiator, double glazed window to the rear.

### OUTSIDE

To the front of the property, there is a lawn with planted flowerbeds housing a variety of bushes and shrubbery. A pathway provides access to the front entrance door.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, good size block paved patio area (ideal for entertaining), matching pathway providing access to the foot of the plot. Gravel bed to one side of the path housing a variety of bushes and shrubbery and an artificial strip lawn to the left side. Pedestrian gated access to the back right of the garden takes you back to the front via a shared pathway.

### PARKING

The property benefits from 2 allocated parking spaces one to the top of the cul de sac, numbered 57 and one at the front of the property. There is also visitors parking which is first come first served.

### DIRECTIONS

From our Stapleford Branch, proceed in the direction of Sandiacre. Take an eventual left hand turn onto Broad Oak Drive. At the top of the cul de sac, the property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis

ESTATE AGENTS

1ST FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

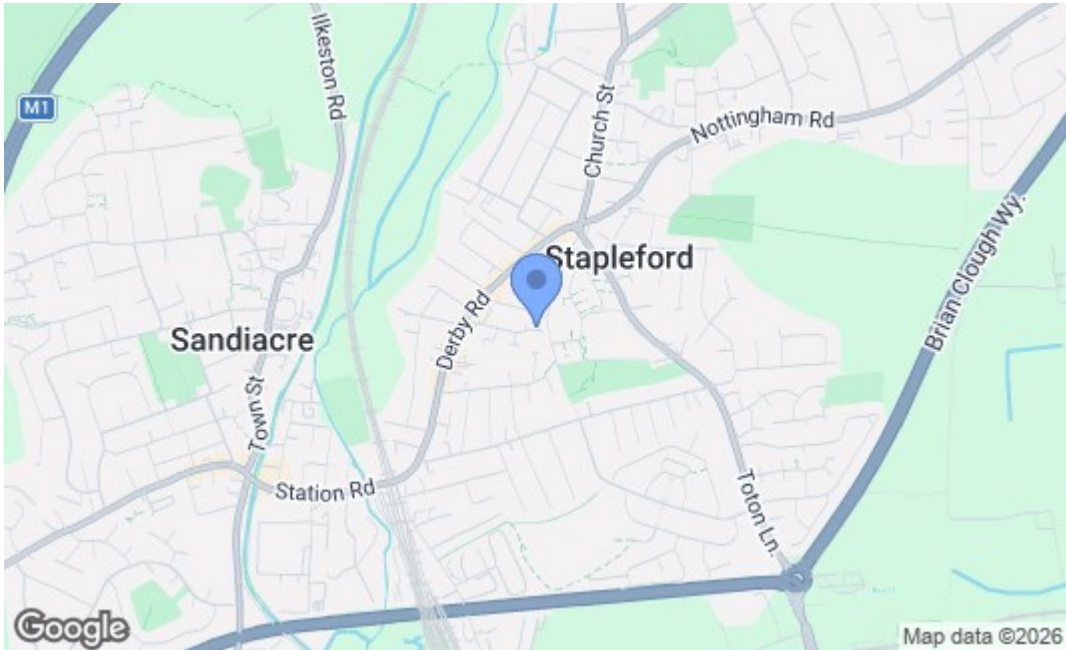
BEDROOM

BEDROOM

BATHROOM

ST BROAD OAK DRIVE, STAPLEFORD, NG9 7AA

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.



| 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                     |         |           |
|                                                                 |         | 80        |
|                                                                 | 60      |           |
| 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.