



- 4 Bed Semi Detached House
- Separate Dining Room
- Fabulous Opportunity
- Buyers Fees Apply

- Scope for Updating
- Gardens to Front, Rear and Side
- Modern Auction T & C's Apply

- Lounge with Bay & Fireplace
- Spacious Garage
- Subject to Reserve Price

FOR SALE BY MODERN AUCTION A fabulous opportunity to purchase this extended 4 bedroomed semi detached house, pleasantly situated within this sought after location. With scope for updating and improvement, this property is ideal for those buyers looking to create a superb home to their own taste and requirements. With gas fired central heating and sealed unit double glazing, the half panelled Reception Hall, with understair cupboard, leads to the Lounge, with pebble style living flame gas fire within an attractive surround, fitted storage cupboards to the recesses to either side and a bay to the front. The Dining Room has a storage cupboard. The Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob with extractor over and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has built in wardrobes and is to the front and side. Bedroom 2 has wall to wall wardrobes and a bay to the front. Bedroom 3 is to the rear with Bedroom 4 to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with mains shower over, screen, fully tiled walls and floor and a cupboard housing the combi boiler. The spacious Garage is attached, with up and over door.

Externally, the Front Garden has an artificial lawn and wrought iron gates leading to the path to the front door and driveway to the garage. There is a paved North/West facing Rear Garden, with shrubs and plants contained within raised beds. The generous Side Garden is lawned with shrubs to the borders and a hedge to the front for privacy.

Sandringham Road is pleasantly situated, well placed for the A69 and A1, as well as local schools and other amenities. There are good road and public transport links into the city.

Reception Hall 14'6 x 6'0 (max) (4.42m x 1.83m (max))

Lounge 13'6 x 13'2 (into bay) (4.11m x 4.01m (into bay))

Dining Room 11'8 x 10'2 (3.56m x 3.10m)

Kitchen 12'6 x 5'10 (+recess) (3.81m x 1.78m (+recess))

First Floor Landing

Bedroom 1 16'8 x 11'4 (5.08m x 3.45m)

Bedroom 2 11'10 (max to back of robes) x 13'10 (into bay) (3.61m (max to back of robes) x 4.22m (into bay))

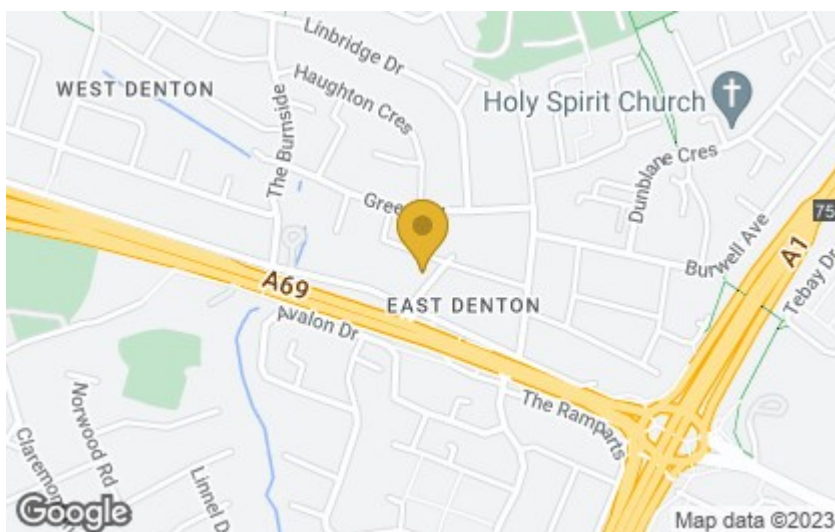
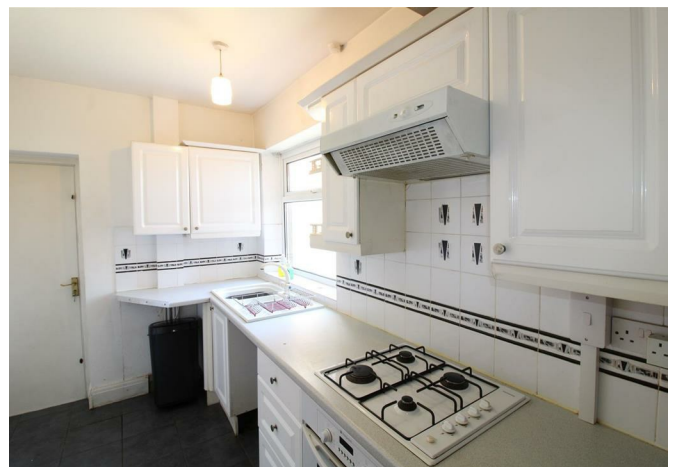
Bedroom 3 10'4 x 11'10 (max) (3.15m x 3.61m (max))

Bedroom 4 7'8 x 7'6 (2.34m x 2.29m)

Bathroom/WC 8'3 x 7'8 (2.51m x 2.34m)

Garage 19'10 x 11'6 (6.05m x 3.51m)

Auctioneer Comments



Energy Performance: Current D Potential C

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.