Robert Ellis

look no further...

Central Avenue,
Sandiacre, Nottingham
NG10 5FN

Price Guide £225-230,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOME WITH AN ENCLOSED REAR GARDEN AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious three bedroom semi detached home. The property is constructed of brick to the external elevations and would suit a wide range of buyers, such as first time buyers, investors and families alike. The property benefits from gas central heating and double glazing throughout, new carpeting and an internal viewing comes highly recommended.

In brief the property comprises of an entrance hallway, lounge and kitchen diner. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. Outside to the front there is a low maintenance garden and off street parking, to the rear an enclosed garden with lawn and patio, whilst sitting within a quiet cul-de-sac.

Located in the popular residential area of Sandiacre, close to a wide range of local schools, shops and parks, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1 and A52 to both Nottingham and Derby. The A50, East Midlands Airport and Long Eaton train station area also just a short drive away.

Entrance Hallway
UPVC double glazed front door, radiator, new carpeted flooring, stairs to the first floor and ceiling light.

Lounge
13'1 x 13'8 approx (3.99m x 4.17m approx)
UPVC double glazed window to the front, new carpeted flooring, radiator, built-in storage cupboard, feature fireplace and new led lighting which is optional to have the wall light on separately.

Kitchen Diner
17'2 x 9'3 approx (5.23m x 2.82m approx)
UPVC double glazed window and door to the rear, wall, base and drawer units with work surfaces over, inset sink and drainer, laminate flooring, radiator, electric oven, gas hob and extractor fan over, washing machine and dishwasher and ceiling light.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring, loft access hatch and ceiling light.

Bedroom 1
9'3 x 11'7 approx (2.82m x 3.53m approx)
UPVC double glazed window to the rear, new carpeted flooring, built-in storage cupboard and ceiling light.

Bedroom 2
10'1 x 8'3 approx (3.07m x 2.51m approx)
UPVC double glazed window to the front, new carpeted flooring, radiator and ceiling light.

Bedroom 3
9'8 x 8'6 to 5'1 approx (2.95m x 2.59m to 1.55m approx)
UPVC double glazed window to the front, new carpeted flooring, radiator and ceiling light.

Bathroom
5'3 x 12'3 approx (1.60m x 3.73m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, low flush w.c., bath with shower over, wash hand basin, single enclosed shower unit and spotlights.

Outside
The property has a low maintenance garden to the front which provides off street parking. To the rear there is an enclosed South facing garden with lawn and patio and a concrete base for a shed.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and turn right onto Longmoor Lane and at the traffic lights turn left onto Derby Road, right onto King Edward Street and at the end turn left into Doncaster Avenue and right into Central Avenue where the property can be found as identified by our for sale board.
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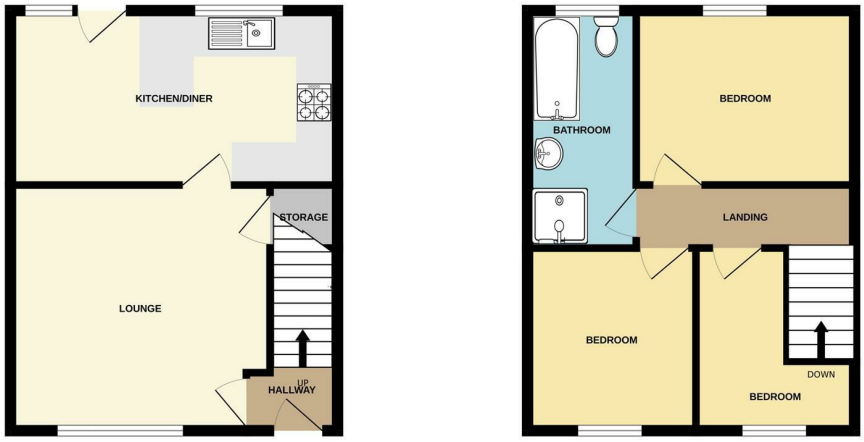
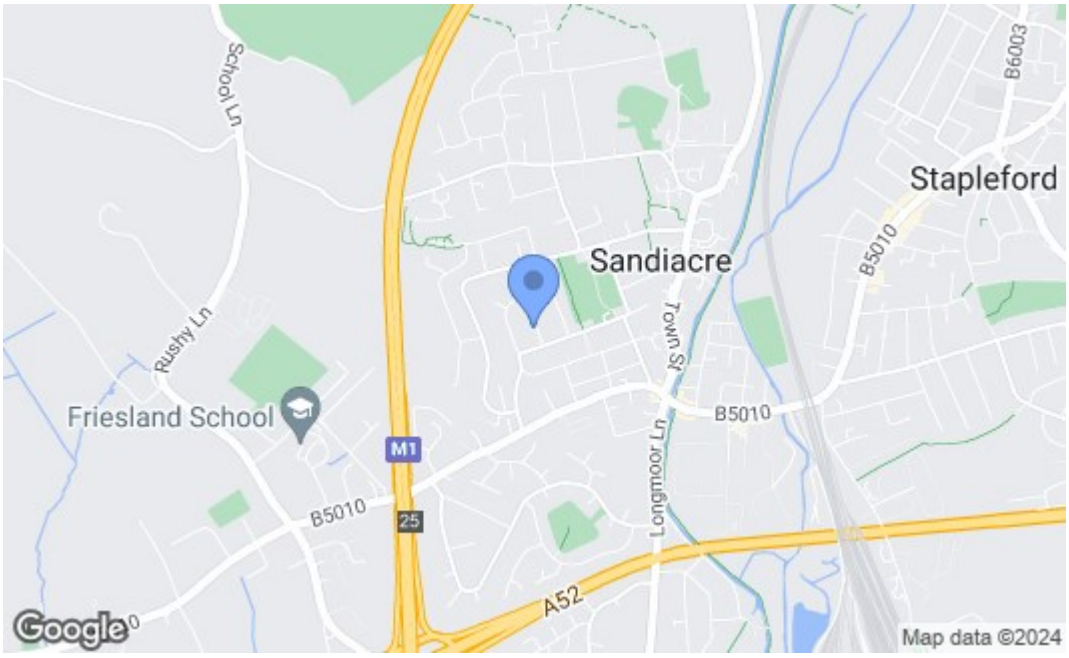
Council Tax
Erewash Borough Council Band A

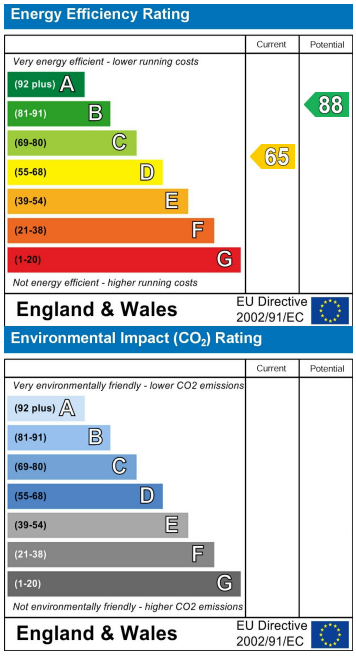
GROUND FLOOR

Robert Ellis ESTATE AGENTS

1ST FLOOR







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.

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