



Victor Crescent,  
Sandiacre, Nottingham  
NG10 5JT

**£180,000 Freehold**





A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER OR INVSETOR.

Robert Ellis are delighted to offer to the market, this charming, well presented two bedroom terraced home situated on Victor Crescent, an ideal choice for first-time buyers or investors. The property boasts several superb features, including a cozy log burner in the main living room which then leads into the kitchen. The low maintenance rear garden includes decking, artificial lawn and a purpose built garden room, offering a versatile space that could be used as a home office, gym, or even a creative studio. Additional highlights include off road parking and being situated in an excellent location, close to local shops and amenities. With easy access to both the M1 and A52, this home is perfect for commuters seeking convenience without compromising on comfort.

The property benefits from double glazing and gas central heating and in brief the internal accommodation comprises of an entrance hall, living room with a log burner and kitchen diner which provides access to the rear garden. To the first floor, there is a recently re-fitted shower room and two bedrooms with the main bedroom stretching in excess of 15ft.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hallway

Double glazed door to the front, radiator, stairs to the first floor and door to:

### Lounge

11'2" x 11' max approx (3.40m x 3.35m max approx)

Double glazed window to the front, wooden flooring, log burner, radiator.

### Kitchen Diner

11' x 9'11" approx (3.35m x 3.02m approx)

Double glazed French doors to the rear, matching wall and base units with work surfaces over and inset sink and drainer, integrated electric oven, four ring gas hob, part tiled walls, understairs pantry cupboard and additional storage cupboard. From the rear garden there is access to a utility room which has plumbing for a washing machine.

### First Floor Landing

Access hatch to loft and doors to:

### Bedroom 1

15'1" x 11'3" approx (4.60m x 3.43m approx)

Two double glazed windows to the front, laminate flooring, radiator and built-in cupboard.

### Bedroom 2

11'3" x 8'6" approx (3.43m x 2.59m approx)

Double glazed window to the rear and a radiator.

### Shower Room

Double glazed window to the rear, wash hand basin, low flush w.c., chrome heated towel rail, part tiled walls, tiled flooring, double shower with mains flow rainwater shower head.

### Outside

There is off road parking to the front for two vehicles.

To the rear there is a decked area with railway sleepers, mature shrubs and trees to the borders with panelled fencing to the boundaries.

### Timber Outbuilding

8'11" x 15'5" approx (2.72m x 4.70m approx)

Currently used as a gym but could have a variety of other uses, door to the front and windows to the front and side.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini roundabout run right onto Longmoor Lane and Victor Crescent can be found as a turning on the right hand side.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 74mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

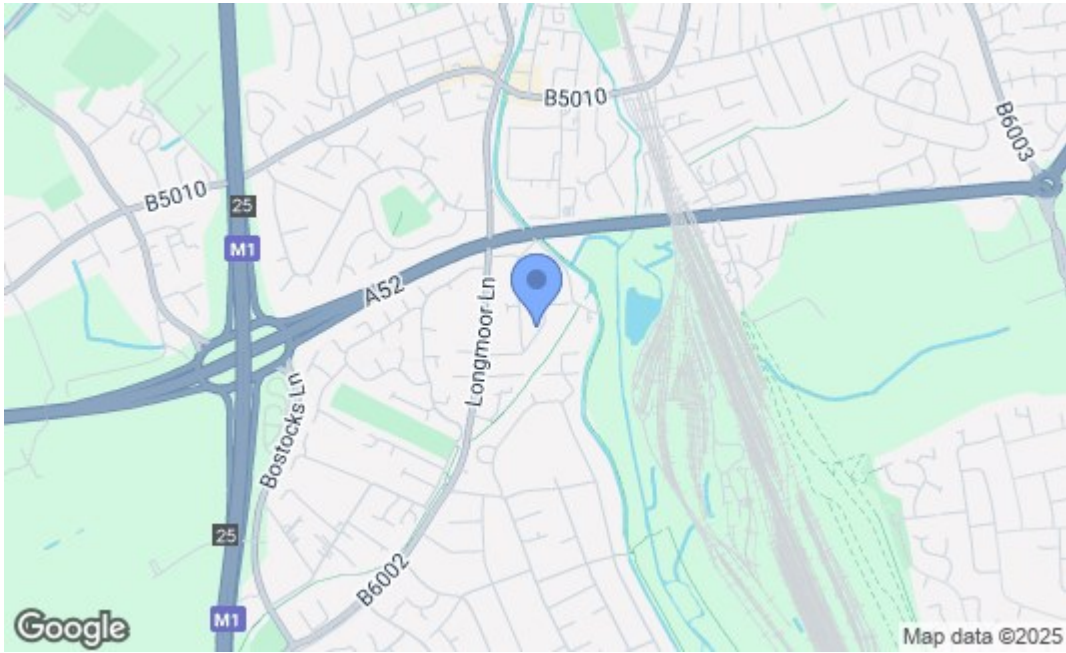
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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) 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.