Robert Ellis

look no further. . .

Victor Crescent,
Sandiacre, Nottingham
NG10 5JS

O/O £170,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM MID PROPERTY WHICH IS IDEAL FOR A FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market this well presented, three bedroom property ideal for a first time buyer or buy to let investor. Victor Crescent is in an ideal spot, close to local shops and amenities and is located between Sandiacre and Long Eaton. The property is also ideal for commuters with access to link road such as the M1 and A52. The property is of brick construction and offers a good space throughout, perfect for someone looking to place their own mark on a home and offers features such as panelled walls within the lounge, a spacious kitchen diner to the rear aspect and also the huge bonus of three bedrooms and a bathroom to the first floor.

This brick constructed property arrives to the market offering no onward chain and internal accommodation briefly comprises of an entrance hall, living room, kitchen diner and lean-to, to the ground floor. To the first floor, there are three bedrooms and a bathroom.

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

Lounge
11'3 x 11'2 approx (3.43m x 3.40m approx)
Double glazed window to the front, radiator, panelled walls and TV point.

Kitchen Diner
14'5 x 11'2 approx (4.39m x 3.40m approx)
With a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, space for a fridge freezer, radiator, double glazed window to the rear, door to:

Lean-to
With a door to the rear.

First Floor Landing
With doors to:

Bedroom 1
9'8 x 11'2 approx (2.95m x 3.40m approx)
Double glazed window to the rear and a radiator.

Bedroom 2
8'5 x 8'2 approx (2.57m x 2.49m approx)
Double glazed window to the front, radiator and storage cupboard.

Bedroom 3
10' x 6'5 approx (3.05m x 1.96m approx)
Double glazed window to the front and a radiator.

Bathroom
Double glazed window to the rear, linoleum flooring, pedestal wash hand basin, low flush w.c., panelled bath with shower from the mixer taps and a radiator.

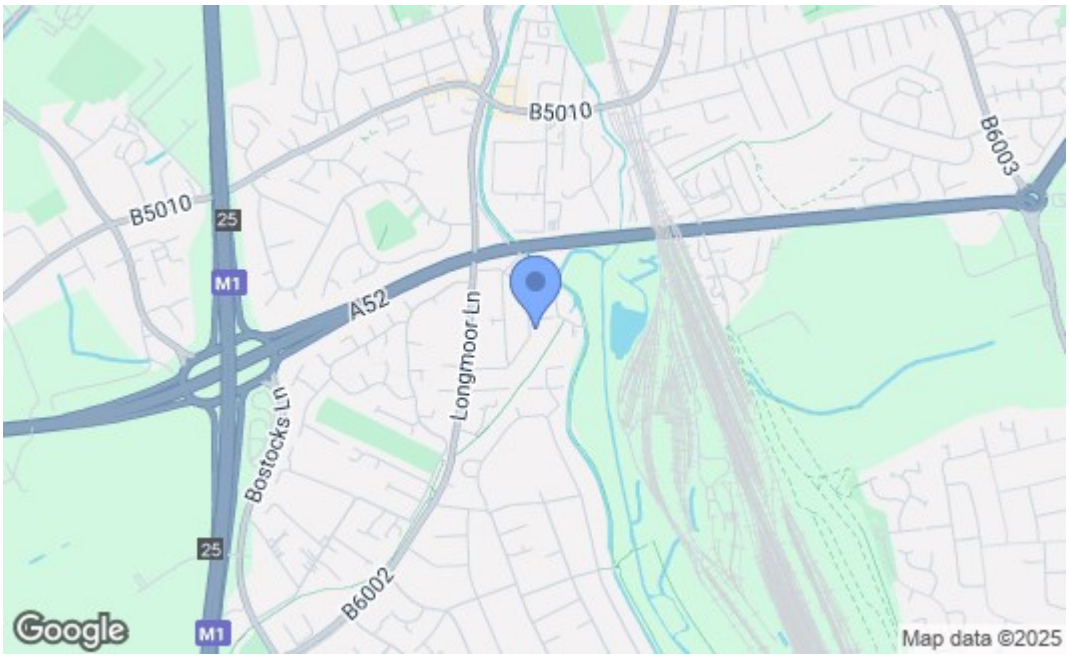
Outside
There is a gravelled garden to the front of the property.

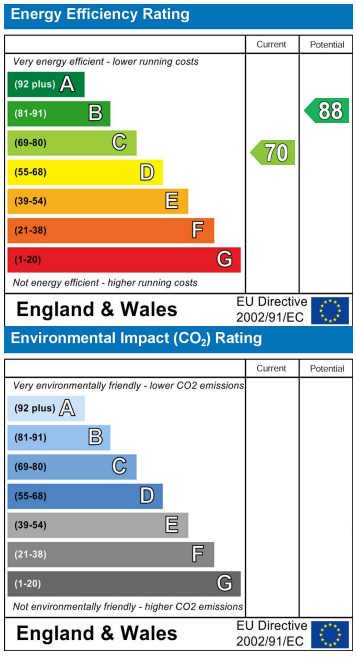
The low maintenance rear garden is in need of some attention but provides a good size garden with fencing to the boundaries.

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.
8578AMCO

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 12mbps Superfast 45mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818