



Victor Crescent,  
Sandiacre, Nottingham  
NG10 5JS

**£179,995 Freehold**

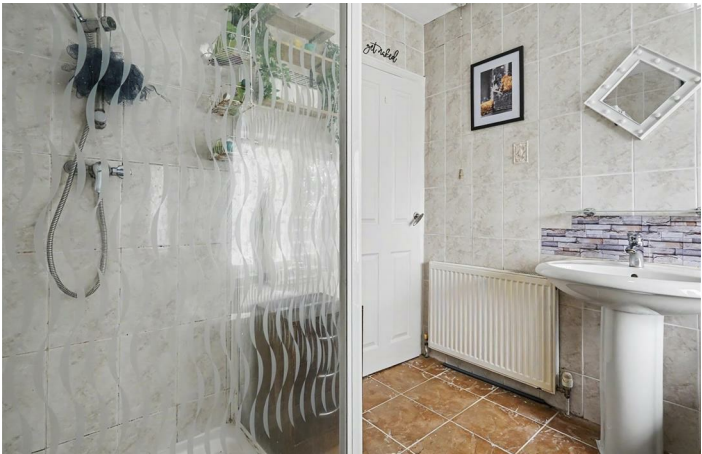


THIS IS A TWO DOUBLE BEDROOM MID PROPERTY PROVIDING WELL PROPORTIONED ACCOMMODATION WHICH WE FEEL WILL SUIT THE REQUIREMENTS OF A WHOLE RANGE OF BUYERS.

Being located on this popular road, this two bedroom property provides a lovely home which we believe will suit the requirements of a whole range of buyers, from people buying their first property through to someone who might be downsizing and looking for a property which is easy to run and is well located for easy access to many local amenities and facilities provided by the area. The property is tastefully finished throughout and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having a security alarm system, gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall, from which stairs take you to the first floor and a door leads into the lounge which has a feature fireplace and brick chimney breast and a door leads from the lounge to the large dining kitchen which is fitted with wall and base units and has integrated cooking appliances and there is a door from the kitchen leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and tiled bathroom which has a bath and separate shower. Outside there is a pebbled area with slabs to the front, a path provides access to the rear where there is a patio, a path leads to the bottom of the garden with a lawn to the left hand side, there is a shed and two metal storage units and the garden is kept private with fencing to the three boundaries.

The property is within easy reach of all the amenities and facilities provided by Long Eaton and Sandiacre, with there being Asda, Tesco, Lidl and Aldi stores in Long Eaton, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 ad other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

A UPVC front door with inset arched double glazed panel leading to:

### Reception Hall

Stairs with a hand rail leading to the first floor, radiator and laminate flooring.

### Lounge/Sitting Room

13'11 to 11' x 10'10 approx (4.24m to 3.35m x 3.30m approx)

Double glazed window with a fitted privacy blind to the front, stone effect gas fire (not tested) set on a feature brick chimney breast in an Adam style surround with an inset and hearth, radiator and laminate flooring.

### Dining Kitchen

13'10 x 10'8 approx (4.22m x 3.25m approx)

The units in the kitchen have been wrapped but this could be removed if preferred by a new owner and includes a 1 1/2 bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has cupboards, an oven, wine rack, drawers, space for an automatic washing machine and space for bins/storage under, matching eye level wall cupboards, back plate to the work surface areas and a hood over the cooking area, space for an upright fridge/freezer, radiator, double glazed door with a window to the side leading out to the rear garden and a double glazed window to the rear, cornice to the wall and ceiling, a new electric consumer unit is housed in an eye level fitted cupboard and there is tiled flooring.

### First Floor Landing

Hatch with ladder leading to the boarded loft which has lighting and power points and panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

10'10 x 10'8 approx (3.30m x 3.25m approx)

Double glazed window with fitted vertical blind to the front, radiator and a built-in storage cupboard over the stairs.

### Bedroom 2

10'8 to 9'7 x 10'1 approx (3.25m to 2.92m x 3.07m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with central mixer tap and hand held shower,

pedestal wash hand basin with a mixer tap and glazed shelf above, corner shower with a mains flow shower system, tiling to two walls, a pivot glazed door and a protective screen, low flush w.c., tiled flooring, radiator and an opaque double glazed window.

### Outside

At the front of the property there is a pebbled area with slabs laid to potentially park a vehicle and there is a shared path providing access to the rear garden.

At the rear there is a concrete patio area with a path leading down the garden with there being a lawn to the left of the path and a slate chipped area behind the shed with a raised border at the bottom of the garden, a gate leads to the path leading to the front of the property and there is fencing to the side and rear boundaries. There is an outside light and external tap provided and there is a wooden shed and two metal storage units which will remain at the property when it is sold.

### 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.

9387MP

### 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 55mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

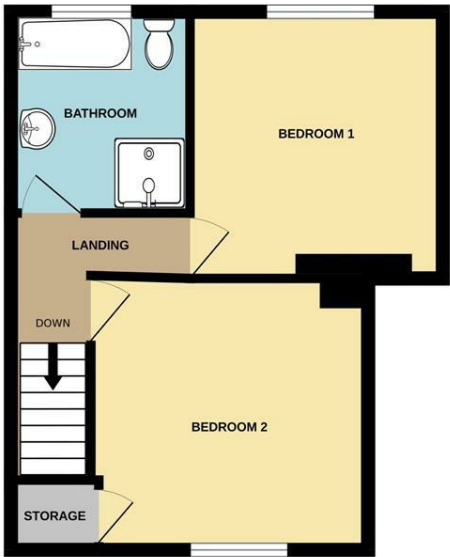
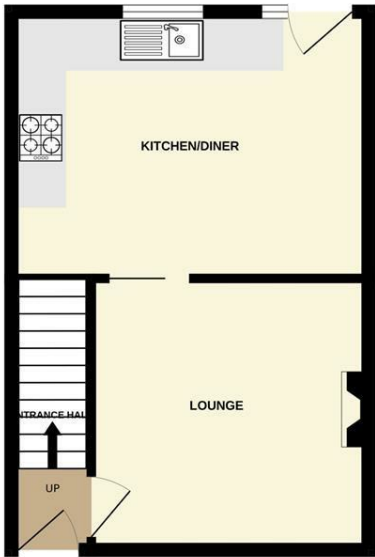
Other Material Issues – No



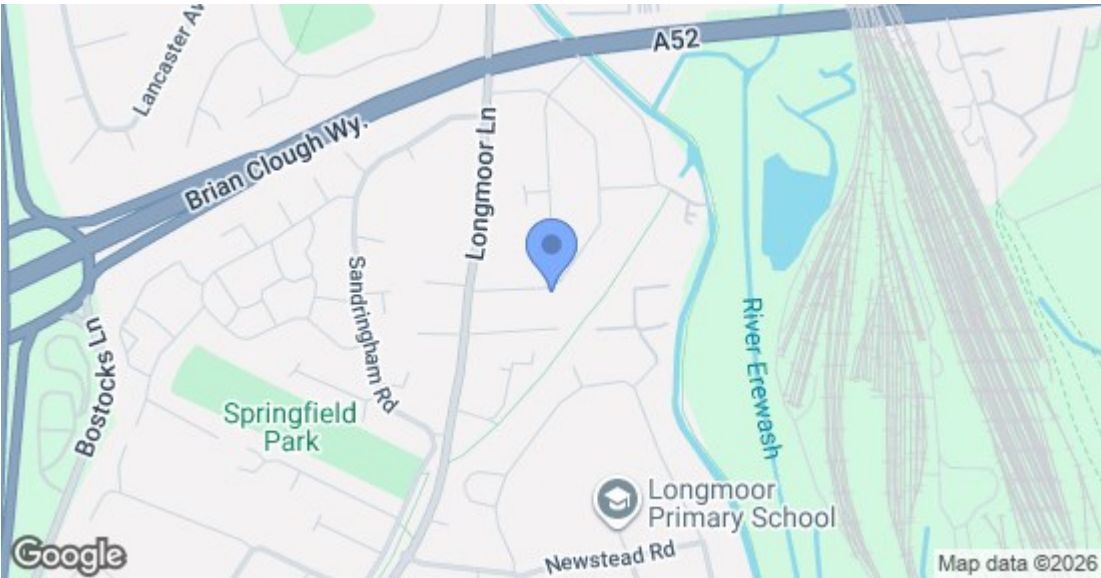


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



| 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                     |         |                         |
| 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.