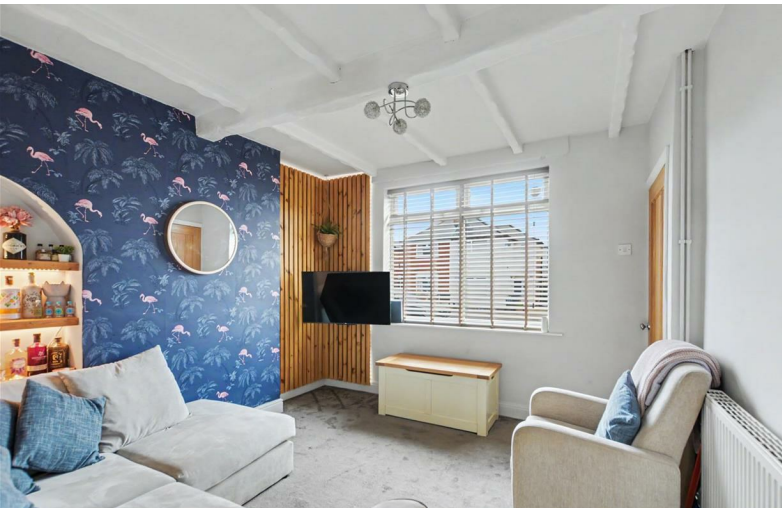


Robert Ellis

look no further...



Margaret Avenue,
Sandiacre, Nottingham
NG10 5JW

£180,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

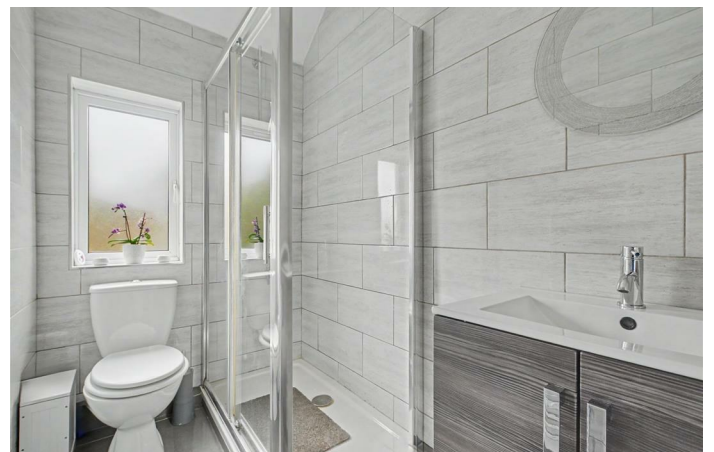


TWO BEDROOM MID TERRACED HOUSE LOCATED IN SANDIACRE THAT WOULD APPEAL TO FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS.

Robert Ellis are delighted to market this lovely home that is immaculately presented both internally and externally. The property is located close to amenities with excellent transport links. The entrance door opens into the inner hallway with stairs rising to the first floor and oak door leading to the living room. The living room is a good size with a window to the front. There is glazed oak door opening into the kitchen diner, this is modern fitted with integral appliances with a useful storage cupboard under the stairs and door access to the rear garden.

The first floor landing provides access to the loft and bedrooms and shower room. The bedrooms are both double in size and the shower room is modern fitted with a walk in shower cubicle. To the front of the property there is a driveway providing off road parking for approximately two vehicles. The rear garden is fully enclosed and offers excellent privacy. There is a large garden room which has French doors, power and light and has multiple uses including home office and gym.

The property is within easy reach of the Co-op and Lidl stores in Sandiacre and in Long Eaton there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages, walks in the nearby picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton 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

Composite entrance door with a half moon obscure double glazed light panel, grey wood effect vinyl flooring, oak door to:

Living Room

11'0" x 11'0" approx (3.36m x 3.37m approx)

UPVC double glazed window to the front, feature panelling to a chimney recess, feature beams to the ceiling, radiator and glazed door to:

Kitchen Diner

11'4" x 11'3" approx (3.47m x 3.44m approx)

UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, high gloss wall, base and drawer units with wood effect work surface over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, under cabinet lighting, plumbing and space for a washing machine, integrated single electric oven with gas hob over, cupboard housing the boiler, space for a tall fridge freezer, log burning stove sat upon a tiled hearth housed in the chimney recess with exposed painted brick, tiled floor, radiator, understairs storage cupboard with a light.

First Floor Landing

Split level landing, access hatch with pull down ladder to the boarded and lift loft and doors to:

Bedroom 1

11'2" x 13'2" approx (3.41m x 4.03m approx)

UPVC double glazed window to the rear, cupboard housing the electric consumer unit, radiator.

Bedroom 2

10'11" x 11'1" approx (3.35m x 3.4m approx)

UPVC double glazed window to the front, radiator, feature panelling to one wall, cupboard over the stairs with hanging rail, shelves and a light.

Shower Room

8'0" x 4'6" approx (2.46m x 1.39m approx)

Obscure UPVC double glazed window to the rear, white low flush w.c. and wash hand basin with vanity cupboard under and chrome mixer tap, shower enclosure with

sliding door and mains fed shower, tiled walls, chrome heated towel rail, tiled floor, extractor fan.

Outside

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

There is a tiered garden to the rear with slate chippings providing a seating area, brick store with a light, external lighting, water tap, steps to the second garden area having a path leading to the garden room, central lawned garden, fence to the boundaries, trees and bushes to the boundaries. Gate leading out to the front.

Garden Room

13'7" x 15'3" approx (4.15m x 4.66m approx)

UPVC double glazed window to the side, UPVC double glazed French doors to the garden, power and light sat upon a concrete sectional base.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the bend turn right into Longmoor Lane and before the motorway bridge turn right into Austins Drive and right again into Margaret Avenue.

9221MH

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 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, 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



Robert Ellis
ESTATE AGENTS

GROUND FLOOR

RECEPTION

KITCHEN/DINER

STORAGE

STAIRS

UPPER FLOOR

BEDROOM

BEDROOM

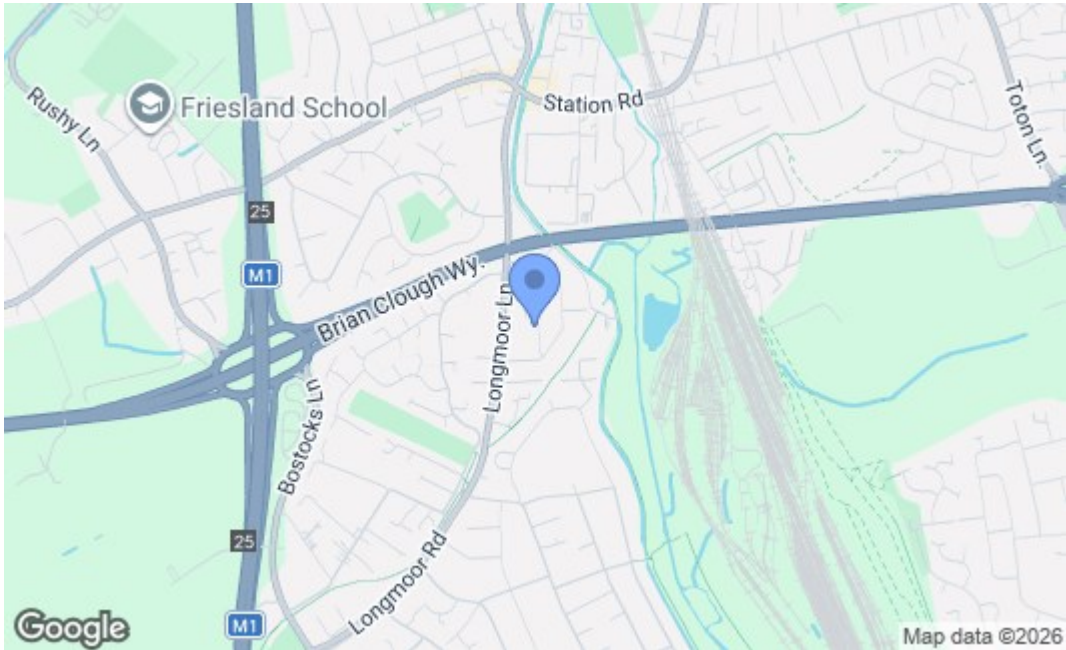
LANDING

BATHROOM

STORAGE

SUMMER HOUSE

Notes: All measurements are approximate and should be used as a guide only. The actual layout and dimensions may vary from the information provided. The information is provided 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.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.