Robert Ellis

look no further...

Gatcombe Grove,
Sandiacre, Nottingham
NG10 5PN

£205,000 Freehold

0115 946 1818

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A WELL PRESENTED TWO BEDROOM PROPERTY WITH THE BENEFIT OF HAVING A GARAGE.

Robert Ellis are delighted to bring to the market a property that would be ideal for a first time buyer or the buy to let investor. This ready to move into accommodation benefits from a newly fitted bathroom and two double bedrooms and is also being sold with the benefit of NO UPWARD CHAIN. A particular feature is the property has off the road parking along with a garage. Situated in a cul-de-sac location the property is ideally placed for access to local schools, transport links, the M1 and A52 to Nottingham, Derby and further afield. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, fitted kitchen with appliances and lounge with a door to the rear garden. To the first floor there are two double bedrooms and a newly fitted bathroom. There is off the road parking to the front leading to the garage and a privately enclosed garden to the rear.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor, radiator, sockets with USB point and door to:

Kitchen
11'8 x 7'4 approx (3.56m x 2.24m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, integrated fridge and separate freezer, integrated dishwasher, radiator, plumbing for automatic washing machine, tiled floor and UPVC double glazed window to the front.

Lounge
13'6 x 11'10 approx (4.11m x 3.61m approx)
UPVC double glazed window and door to the rear, radiator, TV point and door to understairs storage cupboard.

First Floor Landing
Access to the loft with doors to:

Bedroom 1
13'7 x 11'9 approx (4.14m x 3.58m approx)
TV point, radiator, UVPC double glazed window to the rear.

Bedroom 2
11' 9 x 7'5 approx (3.35m 2.74m x 2.26m approx)
UPVC double glazed window to the front, radiator.

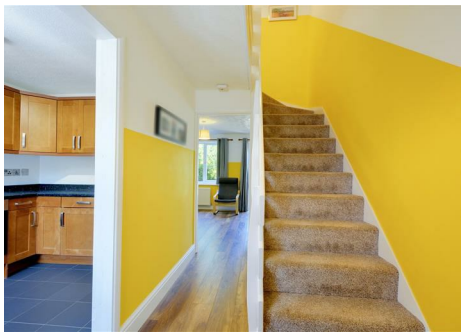
Bathroom
A white three piece suite comprising of a P shaped bath with waterfall shower head and hand held shower head from the mains, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the front, tiled floor and door to overstairs storage cupboard.

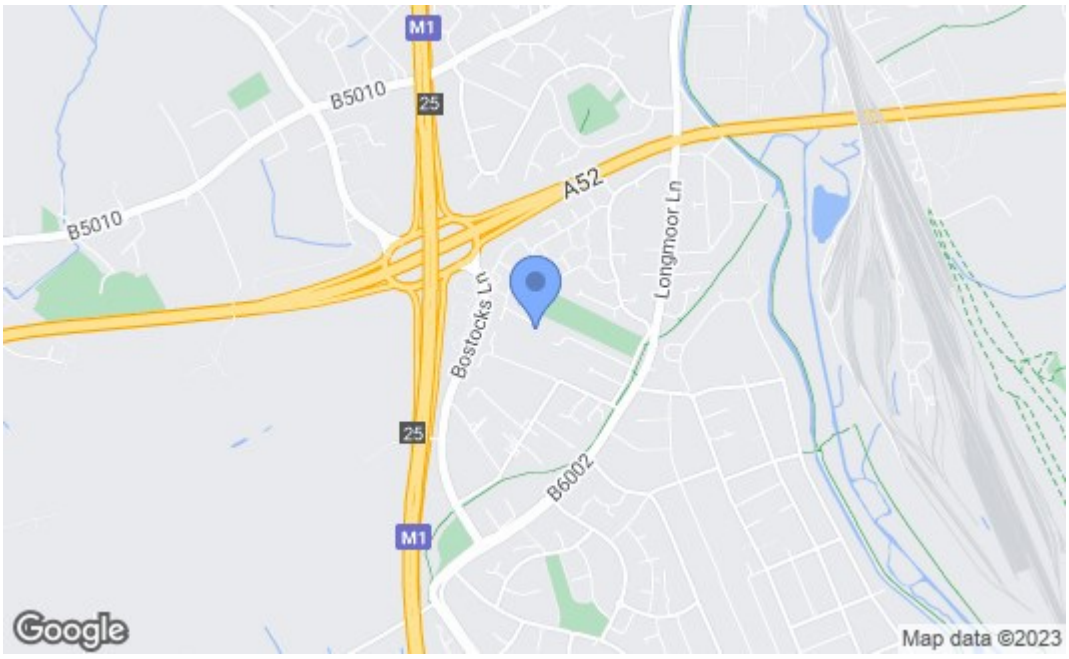
Outside
To the front of the property there is a tarmacadam driveway with a gravelled area, privately enclosed with a hedged boundary and to the rear there is a patio area leading onto a lawn. There are borders to the left full of mature shrubs and it is privately enclosed with fenced boundaries. There is an outside tap and outside light at the rear.

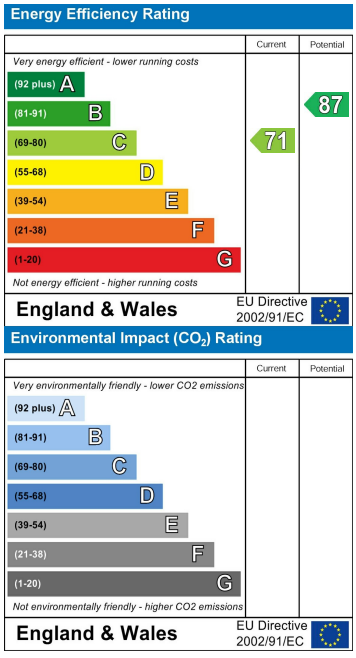
Garage
18'6 x 7' approx (5.64m x 2.13m approx)
Up and over door, power and light and housing the gas central heating boiler and door to the garden.

Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. At the top of College Street turn left into Longmoor Road, immediately right into Springfield Avenue and right again into Sandringham Road. Turn left onto Kensington Road, left onto Buckingham Road and Gatcombe Grove can be found as a turning on the left with the property identified by our for sale board.

Council Tax
Erewash Borough Council Band B







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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