



**Victor Crescent  
Sandiacre, Nottingham NG10 5JT**

A WELL PRESENTED BAY FRONTED 1930'S  
THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £210,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED EARLY 1930'S THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, inner lobby, dining kitchen and conservatory/garden room. The first floor landing then provides access to three bedrooms and a bathroom suite.

Externally, there is a generous garden space to the rear offering ample entertaining space with a timber storage shed and attached log store located at the foot of the plot. To the front there is a provision for off-street parking (subject to the relevant permissions for lowering of the kerb).

The property also benefits from full uPVC double glazing, gas fired central heating from a recently installed gas combination boiler, concrete tiled roof with replacement fascias, modern style consumer unit and boarded loft space via pulldown ladder with shelving and light.

The property is ideally suited to both first time buyers and young families alike and sits favourably within easy access of the neighbouring towns of Stapleford and Long Eaton, as well as locally in Sandiacre, all offering a wealth of national and independent retailers, shopping facilities, and schooling for all ages more locally such as Ladycross, Cloudside and Friesland.

For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus connection.

We highly recommend an internal viewing.



## ENTRANCE HALL

4'9" x 3'8" (1.46 x 1.13)

uPVC panel and double glazed front entrance door, double glazed window to the side, radiator, staircase rising to the first floor, feature brickwork tiled floor, original 1930's stripped down door to the lounge.

## LIVING ROOM

14'2" x 13'10" (4.32 x 4.24)

Double glazed bay window to the front with window seat, cushion and storage beneath, engineered oak flooring, radiator, feature stripped brick working fireplace with slate hearth and oak mantel shelf, housing an open fire with fire basket and screen. Floating scaffold board shelving, copper curtain pole, media points, original 1930's doors with period handles having previously been stripped and waxed. Door to inner lobby.

## INNER LOBBY

6'3" x 2'9" (1.92 x 0.85)

uPVC panel and double glazed door to outside, door with stairs to understairs storage with shelving, meters, and double glazed window to the side. Door to kitchen.

## DINING KITCHEN

17'3" x 10'3" (5.28 x 3.13)

Equipped with a matching range of fitted base and wall storage cupboards with 40mm square edge solid oak worktops, kitchen cupboards having copper handles, inset one and a half bowl sink and drainer with central mixer tap, brick effect tiled splashbacks and slate windowsill, ample space for dining table and chairs, plumbing for washing machine, space for 900mm range cooker with extractor canopy over, tiled wood effect flooring, original 1930's stripped and waxed door with period handle, wall mounted TV with concealed power and aerial connections, eight spotlights, matching slate doorstep, feature stripped back brick wall, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), radiator, double glazed window to the rear, double glazed French doors opening out to the conservatory.

## CONSERVATORY

7'6" x 7'4" (2.29 x 2.24)

uPVC construction with sloping roof and double glazed door to outside. Wood effect tiled floor, power and lighting points.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side, decorative open spindle balustrade with contrasting bannister. Access to the boarded and insulated loft space via pulldown loft ladders which has lighting and shelving.

## BEDROOM ONE

12'7" x 10'0" (3.85 x 3.07)

Sloping eaves ceiling having been insulated and re-plastered, original stripped and stained wooden floorboards, original 1930's door with period handles having previously been stripped and waxed, wall mounted TV point with concealed media trunking and power point, Virgin Media point, stripped brick fireplace with oak mantel and tiled hearth, double glazed window to the front, radiator, copper curtain pole.

## BEDROOM TWO

10'9" x 10'2" (3.28 x 3.11)

Sloping eaves ceiling having been insulated and re-plastered, original stripped and stained wooden floorboards, original 1930's door having previously been stripped and waxed with period handles, radiator, double glazed window to the rear overlooking the rear garden, curtain pole.

## BEDROOM THREE

8'9" x 6'11" (2.67 x 2.13)

Sloping eaves ceiling having been insulated and re-plastered, original stripped and stained floorboards, original 1930's door having previously been stripped and waxed with period handles, radiator, double glazed window to the front with fitted roller blind.

## BATHROOM

7'0" x 5'1" (2.14 x 1.55)

White three piece suite comprising bath with central mixer tap with glass shower screen and electric shower, wash hand basin, push flush WC. Stainless steel towel radiator, solid hardwood flooring, mirror fronted bathroom cabinet, part tiled walls, double glazed window to the rear. Sloping eaves ceiling.

## OUTSIDE

To the front of the property there is a gravel frontage ideal for off-street parking with a provision and permission of lowering the kerb. There is a paved pathway providing access to the front entrance door and side pedestrian access leading through to the rear garden. The rear garden is enclosed by timber fencing predominantly with concrete posts and gravel boards offering side access leading back around to the front. Plum slate decorative chippings and matching pathway, decked area ideal for entertaining, timber storage shed with shelving and attached rear log store, good sized lawn section. There is an additional lighting point and water tap.

## DIRECTIONAL NOTE

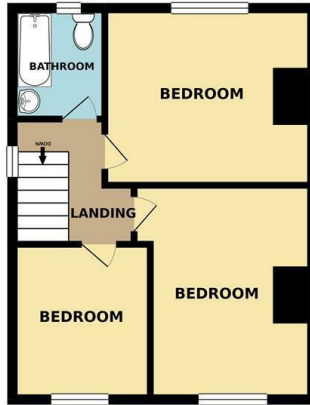
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take an eventual left hand turn onto Austins Drive and follow the road onto Victor Crescent. The property can be found on the right hand side, identified by our For Sale board. Ref: 809 INH



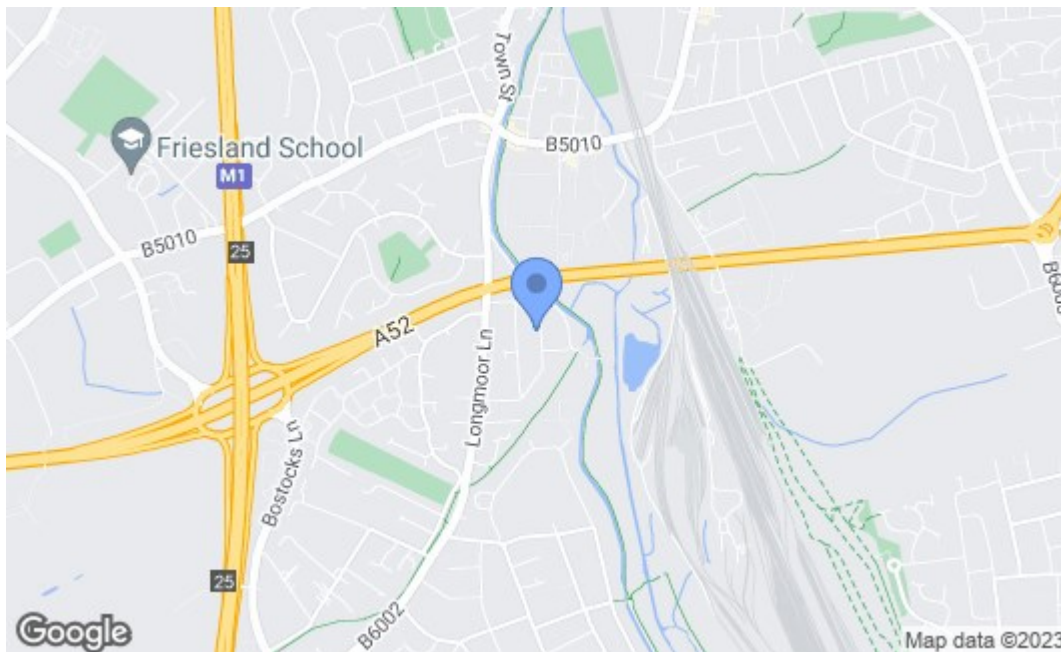
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.