Robert Ellis

look no further. . .

Coronation Avenue
Sandiacre, Nottingham NG10 5ER

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,995 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway, front to back living room and spacious "L" shaped dining kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous "L" shaped enclosed garden to the rear.

The property is located in this established residential area situated close to an array of nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to great transport links for those needing to commute such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to ample open countryside and nearby walking routes, as well as shops, services and amenities in Sandiacre itself such as the local convenience store/Post Office and a further array of shops and services in the neighbouring towns of Stapleford and Long Eaton.

Being brought to the market with the benefit of NO UPWARD CHAIN, we believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

ENTRANCE HALL
9'4" x 6'1" (2.85 x 1.86)
uPVC panel and double glazed front entrance door, useful understairs storage space and closet, turning staircase rising to the first floor, radiator to the half landing, laminate flooring, coving. Doors to living room and dining kitchen.

LIVING ROOM
19'0" x 10'11" (5.81 x 3.34)
Dual aspect room with a double glazed window to the front and sliding double glazed patio doors to the rear, opening out onto the rear garden decking, radiator, coving, media points, feature Adam-style fire surround with coal effect inset fire.

"L" SHAPED DINING KITCHEN
19'2" max x 14'4" (5.85 max x 4.38)
The kitchen comprises a matching range of fitted base and wall storage cabinets and drawers with laminate-style roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker and full height fridge/freezer, plumbing for washing machine and either tumble dryer or dishwasher, glass fronted display cabinets, two double glazed windows to the side, uPVC panel and double glazed exit door to outside with full height double glazed window to the side of the door, wall mounted 'Alpha' gas fired combination boiler (for central heating and hot water purposes), coving, laminate flooring, ample space for dining table and chairs.

FIRST FLOOR LANDING
Double glazed window to the front, coving, doors to all bedrooms and bathroom, useful storage cupboard.

BEDROOM ONE
12'8" x 11'3" (3.87 x 3.44)
Double glazed window to the rear overlooking the rear garden, radiator, coving, range of fitted bedroom furniture including bedside wardrobes with matching overhead storage cupboards and further cabinets and drawers. Wall light points, wood-effect coving, TV point, radiator.

BEDROOM TWO
10'1" x 9'7" (3.09 x 2.93)
Double glazed window to the rear overlooking the rear garden, radiator, coving, range of fitted wardrobes and overhead storage cupboards.

BEDROOM THREE
11'5" x 6'1" (3.48 x 1.87)
Double glazed window to the front, radiator, coving.

BATHROOM
9'1" x 5'6" (2.79 x 1.70)
Three piece suite comprising corner bath with bath seat and electric 'Mira' shower over, wash hand basin, low flush WC. Partial tiling to the walls, two double glazed windows to the side, radiator, paneling to the ceiling, storage cupboard and shelving, loft access point.

OUTSIDE
To the front of the property there is a fenced-in garden being predominantly stoned with central pathway and pedestrian gate providing access to the front entrance door. There is an external lighting point, two externally boxed meters, pedestrian gated access leading into the rear garden.

TO THE REAR
The rear garden is "L" shaped, offering a good overall size with a spacious "L" shaped decked area (ideal for entertaining) which wraps around the side of the property providing access to the pedestrian gate leading to the front. There is an external water tap and lighting points. A garden lawn leads around to a side pebbled garden enclosed by timber fencing to the boundary line. To the foot of the plot there is a good sized timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Take a left hand turn at the bend in the road onto Church Street and follow the bend to the left onto Stanton Road. Take a right hand turn just after the convenience store/Post Office onto Coronation Avenue. The property can be found on the right hand side accessed on foot just before the turning for Ash Grove.

COUNCIL TAX
Erewash Borough Council Band A.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - gas combination boiler
Septic Tank – No
Broadband – Available
Sewage – Mains supply
Flood Risk – Rivers & the Sea : very low risk, Surface Water : very low risk
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

SOLAR PANELS
There are solar panels fitted to the rear of the property.
We are awaiting details regarding these and ask you also confirm with your solicitor prior to completion.

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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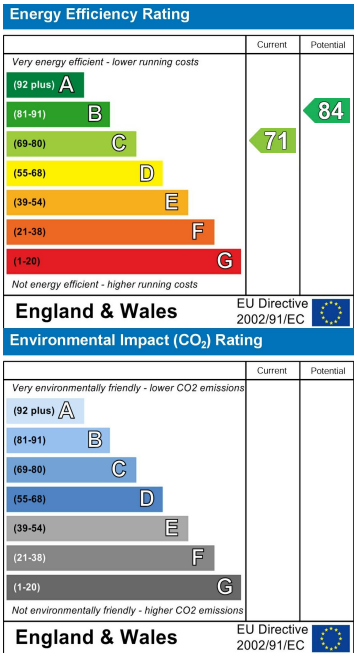

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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