



**Wood Avenue**  
**Sandiacre, Nottingham NG10 5FW**

**£200,000 Freehold**

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





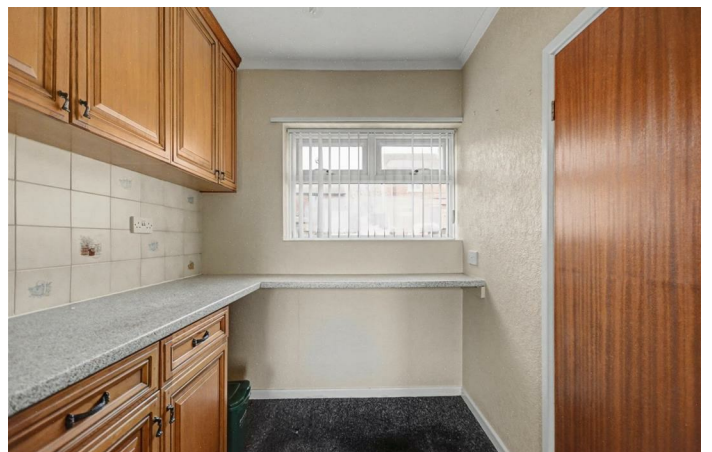
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 70 YEARS THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, dual aspect living room, spacious kitchen with separate utility area, store room and rear lobby. The first floor landing then provides access to three bedrooms, one of which has fitted wardrobes, shower room and separate WC.

The property also benefits from double glazing, generous front and rear gardens, as well as a rear driveway, detached garage and two useful sheds. The property is need of general modernisation and improvement and also needs a central heating system installing (gas already connected to the building). The property is located in this sought after area close to good nearby schooling for ages.

There is also easy access to the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardiulls roundabout, as well as town centre amenities and good outdoor space (including Stoney Clouds Nature Reserve and the Erewash Canal footpath).

We recommend an internal viewing.





### ENTRANCE HALL

7'9" x 6'0" (2.37 x 1.84)

uPVC panel and double glazed front entrance door, electric meter cupboard, staircase rising to the first floor. Doors to living room and kitchen.

### LIVING ROOM

16'6" x 10'0" (5.04 x 3.07)

Dual aspect room with double glazed window to the front (with fitted blinds), double glazed sliding patio doors opening out to the rear garden (with fitted blinds), central chimney breast incorporating an Adam-style fire surround with marble insert and hearth housing a coal effect gas fire, coving.

### KITCHEN

16'3" x 9'11" (4.96 x 3.03)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and half bowl sink unit with draining board and mixer tap. Space for cooker, washing machine and tumble dryer, tiled splashbacks, corner display shelving, double glazed window to the rear (with fitted blinds), tile effect flooring, four bar gas fire on a marble style hearth, useful understairs storage cupboard housing the gas meter, coving, opening through to utility area.

### UTILITY AREA

6'3" x 6'0" (1.93 x 1.84)

Fitted base and wall storage cupboards and drawers, with marble effect roll top work surface with appliance space underneath, three double power points, double glazed window to the front (with fitted blinds), coving. Door to store room.

### STORE ROOM

6'3" x 3'3" (1.93 x 1.00)

Coat pegs, power, lighting and shelving.

### REAR LOBBY

4'6" x 2'8" (1.39 x 0.83)

Panelling, hardwood framed double glazed window to the side, wall light point, uPVC panel and double glazed exit door.

### FIRST FLOOR LANDING

Double glazed window to the rear overlooking the rear garden, airing cupboard housing the hot and cold water tanks, electric storage heater, doors to all bedrooms and bathroom.

### BEDROOM ONE

10'6" x 9'4" (3.22 x 2.85)

Double glazed window to the front, electric storage heater, telephone point, overstairs storage cupboard, fitted wardrobes to one wall incorporating two double wardrobes, matching overhead storage cupboards, central drawer unit with vanity space, corner shelving.

### BEDROOM TWO

10'7" x 10'2" (3.24 x 3.10)

Overstairs storage cupboard, double glazed window to the front.

### BEDROOM THREE

9'10" x 6'10" (3.01 x 2.09)

Double glazed window to the rear overlooking the rear garden, two wall mounted storage shelving units. Loft access point via pull-down loft ladders to an insulated loft space.

### SHOWER ROOM

5'5" x 4'8" (1.66 x 1.43)

Two piece suite comprising walk-in shower cubicle with electric shower and shower seat, wash hand basin. Anti-slip flooring, tiling to the walls, wall mounted bathroom shelving, extractor fan, Dimplex heater, double glazed window to the rear.

### SEPARATE WC

5'0" x 2'5" (1.53 x 0.75)

Housing a low flush WC, double glazed window to the rear, tiling to the walls.

### OUTSIDE

To the front of the property, there is a walled-in front garden with pedestrian gate and pathway providing access to the front entrance door along with pedestrian gated access leading down the left hand side of the property to the rear garden. The front garden is predominately lawned with raised flowerbeds housing a variety of bushes and shrubbery.

### TO THE REAR

The property sits on a generous overall plot with rear access from the slip road behind leading to a driveway and detached garage. The rear garden is split into various sections with a good size initial paved patio seating area (ideal for entertaining). This then leads onto a generous lawn section with planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs and plants. A pathway leads down the whole plot passing two useful timber storage sheds to the rear driveway (accessed from the slip road beyond). External water tap, lighting point and pedestrian gated access leading back to the front.

### DETACHED GARAGE

Double opening doors to the front.

### DIRECTIONS

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, continue straight over onto Derby Road and proceed up the hill heading in the direction of Risley. Take an eventual right hand turn onto Stevens Road and then take the first left onto Wood Avenue. Just after the bend in the road, the property can then be found on the right hand side, identified by our For Sale board.

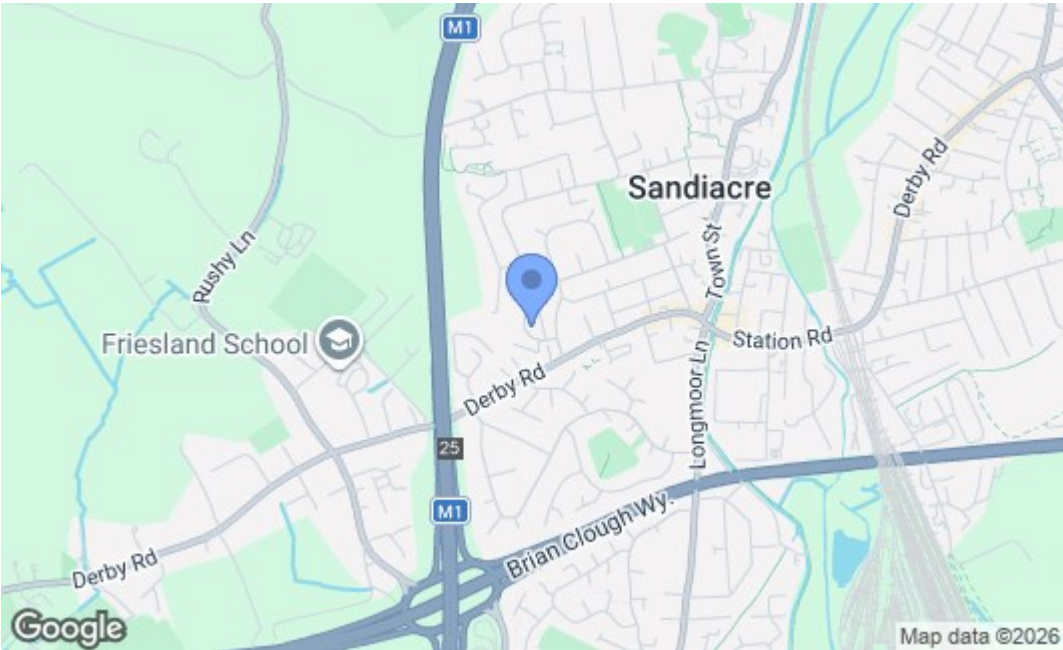




GROUND FLOOR



1ST FLOOR



| 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.