Robert Ellis

look no further. . .

Victoria Road
Sandiacre, Nottingham NG10 5JD

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

£195,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION CLOSE TO THE CENTRE OF SANDIACRE.

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

The property also benefits from gas fired central heating from a combination boiler, lowered kerb frontage providing off-street parking to the front, and an enclosed easy to manage garden space to the rear.

The property is located within the central part of Sandiacre within walking distance of the local shops and amenities, including the Co-Operative food store. There is also easy access to good schooling for all ages nearby such as Ladycross, Cloudside and Friesland schools. For those needing to commute there is also good access links to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.

ENTRANCE HALL
3'8" x 3'8" (1.14 x 1.14)
Panel and double glazed front entrance door, radiator, staircase rising to the first floor and door to lounge.

LOUNGE
15'8" x 14'2" (4.79 x 4.33)
Double glazed bay window to the front (with fitted blinds), radiator, fixed storage shelving, media points and inset pebble effect fire.

OPEN PLAN DINING/KITCHEN
13'4" x 10'5" (4.07 x 3.19)
The kitchen area is equipped with a matching range of base storage cupboards and contrasting fitted drawers and open shelving with laminate roll top work surface space. Inset counter level one and a half bowl sink unit with draining board and mixer tap, fitted counter level four ring hob with extractor over and oven beneath, plumbing for under counter washing machine and space for further kitchen appliances, two double glazed windows to the side (one with a fitted blind), wall mounted Baxi gas fired combination boiler (for central heating hot water purposes), ample space for dining table and chairs, radiator, uPVC panel and double glazed exit door to garden, useful understairs storage space with storage space and also housing the electricity meter, opening through to the conservatory.

CONSERVATORY
9'5" x 9'3" (2.88 x 2.84)
Brick and double glazed construction with sloped polycarbonate ceiling with double glazed windows and French doors opening out to the rear garden.

FIRST FLOOR LANDING
With double glazed window to the side, doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE
13'1" x 8'7" (4.00 x 2.63)
Double glazed window to the rear, radiator and a range of sliding door fronted wardrobes fitted to one wall with inset shelving, hanging and storage space.

BEDROOM TWO
11'2" x 8'11" (3.42 x 2.73)
Double glazed window to the front, radiator, range of fitted storage including handing rail, drawers and shelving.

BEDROOM THREE
10'3" x 6'7" (3.14 x 2.01)
Double glazed window to the rear, radiator and a range of fitted bedroom furniture including mirror fronted sliding door wardrobes, open shelving and drawer unit.

BATHROOM
8'0" x 7'10" (2.45 x 2.41)
Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and electric shower over, wash hand basin with mixer tap and storage cabinets beneath and push flush WC. Wall mounted mirror fronted bathroom cabinet, fully tiled walls and floor, double glazed window to the front (with fitted blind), chrome heated ladder towel radiator.

OUTSIDE
Accessed via a lowered kerb there is a tarmac driveway to the front providing off-street parking which in turn provides access to the front entrance door and pedestrian access through to the rear along the right hand side of the property.

REAR GARDEN
Enclosed with timber fencing, concrete posts and gravel boards to the boundary line. There is pedestrian gated access which leads back around to the front. The rear garden is designed for ease of maintenance being predominantly slabbed making for an ideal entertaining space.

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, continue straight over onto Derby Road Sandiacre and take a right turn just after the Co-Operative food store onto King Edward Street. Take the second left onto Victoria Road and the property can be found on the right hand side identified by our For Sale board.

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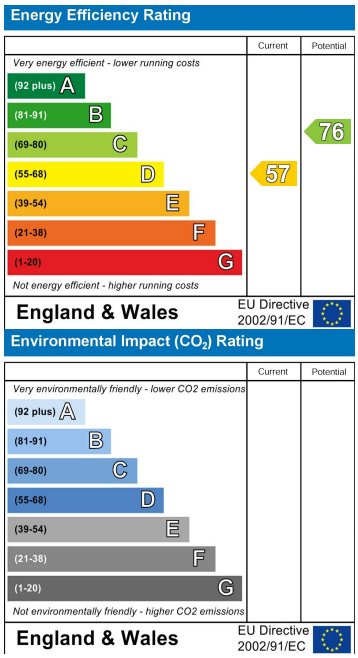

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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