



Derby Road
Sandiacre, Nottingham NG10 5HZ

A TWO BEDROOM END OF TERRACE
COTTAGE.

Offers Over £125,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TWO BEDROOM PERIOD END OF TERRACE COTTAGE WHICH IS IN NEED OF SOME GENERAL MODERNISATION AND IMPROVEMENT THROUGHOUT.

With accommodation over two floors, the ground floor comprises living room, dining room, useful understairs pantry and kitchen. The first floor landing then provides access to two bedrooms and a bathroom (accessed via bedroom two).

The property also benefits from gas fired central heating from a combination boiler, double glazing, and generous front and rear gardens.

The property is ready for a degree of modernisation and improvement, but would make an ideal first time home or investment opportunity. Ideal for the rental market as situated within close proximity of excellent schooling for all ages and good commuter links such as the A52, M1 and Nottingham electric tram terminus situated at Bardills roundabout.

We would highly recommend an internal viewing.



LOUNGE

12'2" x 11'10" (3.73 x 3.63)

uPVC panel and double glazed front entrance door, Georgian-style double glazed window to the front, radiator, coving, dado rail, decorative ceiling rose and meter cupboard box housing the electricity meters, feature Adam-style fire surround incorporating a pebble effect electric fire with marble insert and hearth.

DINING ROOM

9'0" x 8'9" (2.75 x 2.67)

Double glazed window to the rear, original fitted corner storage cupboard, fixed shelving, radiator, fire surround with inset stone effect electric fire, useful understairs pantry with shelving. Door and turning staircase rising to the first floor and opening through to the kitchen.

KITCHEN

9'1" x 6'4" (2.79 x 1.94)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with mixer tap. Fitted counter-level four ring gas hob with oven beneath. Space for fridge/freezer and plumbing for washing machine. Double glazed window to the side, uPVC panel and double glazed exit door to garden and gas meter box.

FIRST FLOOR LANDING

Doors to both bedrooms and loft access point.

BEDROOM ONE

12'0" x 11'9" (3.66 x 3.59)

Georgian-style double glazed window to the front, radiator, coving and fitted double wardrobe.

BEDROOM TWO

8'10" x 8'9" (2.71 x 2.67)

Double glazed window to the rear (overlooking the rear garden), coving and door to the bathroom.

BATHROOM

9'5" x 5'11" (2.89 x 1.81)

Three piece suite comprising bath with Triton electric shower over, wash hand basin and low flush WC. Partially tiled walls, double glazed window to the rear, radiator,

boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE

To the front of the property there is a generous front garden lawn ensuring the property is set well back from the road with pedestrian gated access and tarmac pathway providing access to the front entrance door and pedestrian gate leading through to the rear garden.

REAR GARDEN

Also of a generous proportion being enclosed by timber fencing and brick walls to the boundary line. There is a good size initial paved patio seating courtyard area (ideal for entertaining) which also offers access to the external brick store. Beyond the patio there is access to a lawn section where a further pathway then provides access to the rear part of the garden.

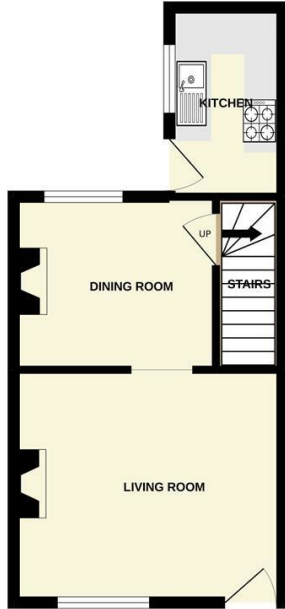
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, continue in the direction of Sandiacre crossing the bridge onto Station Road. At the the traffic light junction, continue straight over onto Derby Road Sandiacre and proceed up the hill in the direction of Risley. The cottage can then be found on the right hand side set back from the road, identified by our For Sale board.

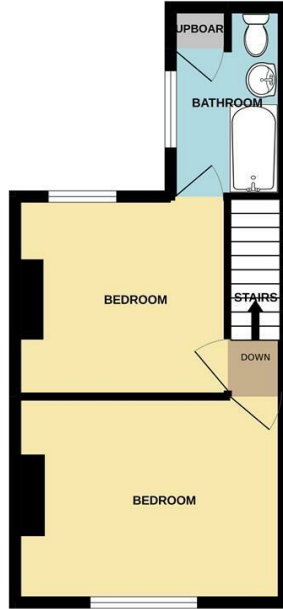
Ref: 7721NH



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

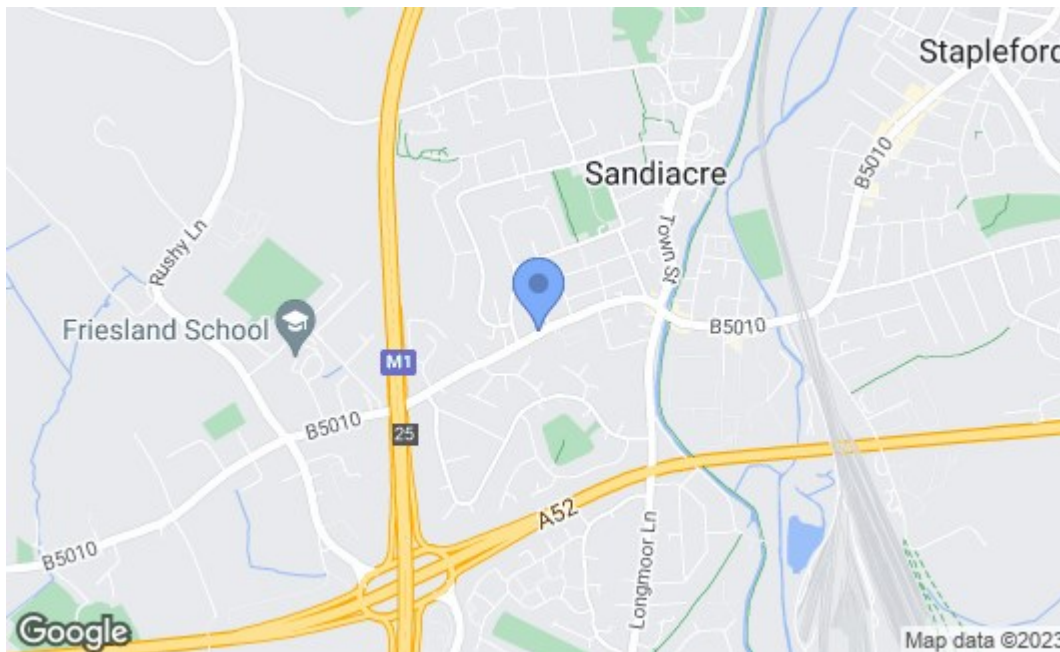


1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 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.
Made with Metropix CS022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.