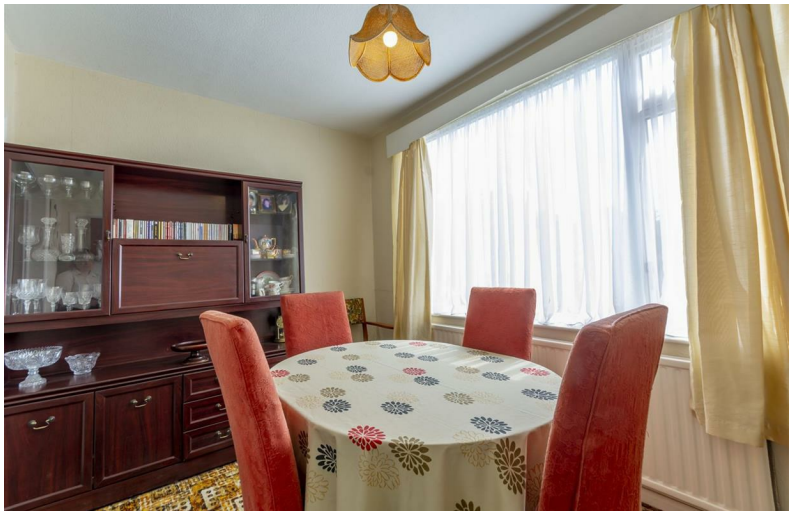
Robert Ellis

look no further. . .



Shaftesbury Avenue
Sandiacre, Nottingham NG10 5GU

TRADITIONAL THREE BEDROOM
DETACHED HOUSE.

£250,000 Freehold

0115 949 0044

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@robertellisea

WE ARE PLEASED TO OFFER FOR SALE THIS TRADITIONAL THREE BEDROOM DETACHED HOUSE.

This property comes to the market for the first time since construction in 1961 and comes to the market with NO CHAIN. With the benefit of double glazing, gas fired central heating, overall well maintained and very much in a livable condition, although some modernisation is required offering fantastic potential for the incoming purchaser to make their own mark upon it.

The accommodation briefly comprises entrance hall, lounge, separate dining room and fitted kitchen. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property is situated on a generous plot with off-street parking, driveway and garage, and good size mature rear garden.

Situated in this highly regarded residential suburb, great for families and commuters alike, schools for all ages are within easy reach as is the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

We anticipate a particularly strong demand for this property and therefore recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed front entrance door and window, radiator and stairs to the first floor. Useful cloak-room situated at the foot of the stair-case with feature diamond shaped window to the front. Door to lounge and kitchen.

LOUNGE
13'6" x 11'5" (4.14 x 3.49)
Gas fire and back boiler (for central heating and hot water), radiator, double glazed window to the front and door to dining room.

DINING ROOM
10'10" x 8'0" (3.32 x 2.44)
Radiator, double glazed window to the rear and door to the kitchen.

KITCHEN
8'10" x 7'11" (2.7 x 2.43)
Fitted range of wall and base units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Understairs store cupboard, double glazed window to the rear. Rear exit door.

FIRST FLOOR LANDING
Built-in airing cupboard with lagged cylinder. Double glazed window. Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE
11'6" x 10'7" (3.52 x 3.24)
Radiator, double glazed window to the front.

BEDROOM TWO
11'0" x 10'10" (3.36 x 3.31)
Radiator, double glazed window to the rear.

BEDROOM THREE
7'4" x 7'2" (2.24 x 2.19)
Radiator, double glazed window to the front.

BATHROOM
Incorporating a two piece suite comprising wash hand basin, panel bath with electric shower over. Partially tiled walls, radiator, double glazed window.

SEPARATE WC
Low flush WC. Double glazed window.

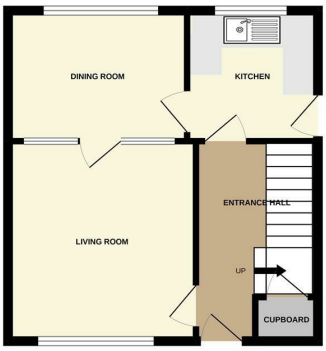
OUTSIDE
To the front is an attractively landscaped garden enclosed with picket fence, lawn, flanked with colourful borders. A driveway provides off-street parking and runs along the side of the property and leads to the single garage. There is an attached brick outbuilding also.

REAR GARDEN
The rear garden is of generous size and enclosed laid mainly to lawn with mature bedding and patio.

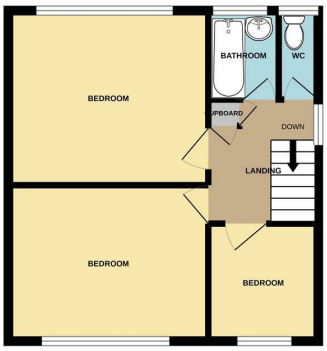
GARAGE
19'8" x 7'6" (6 x 2.3)
With light and power.

DIRECTIONAL NOTE
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads turn right into Sandiacre. Proceed over the motorway bridge taking the first right onto York Avenue. Turn left onto Shaftesbury Avenue where the property can found on the right hand side by our For Sale board. Ref. 7514PS

GROUND FLOOR



1ST FLOOR



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, emission 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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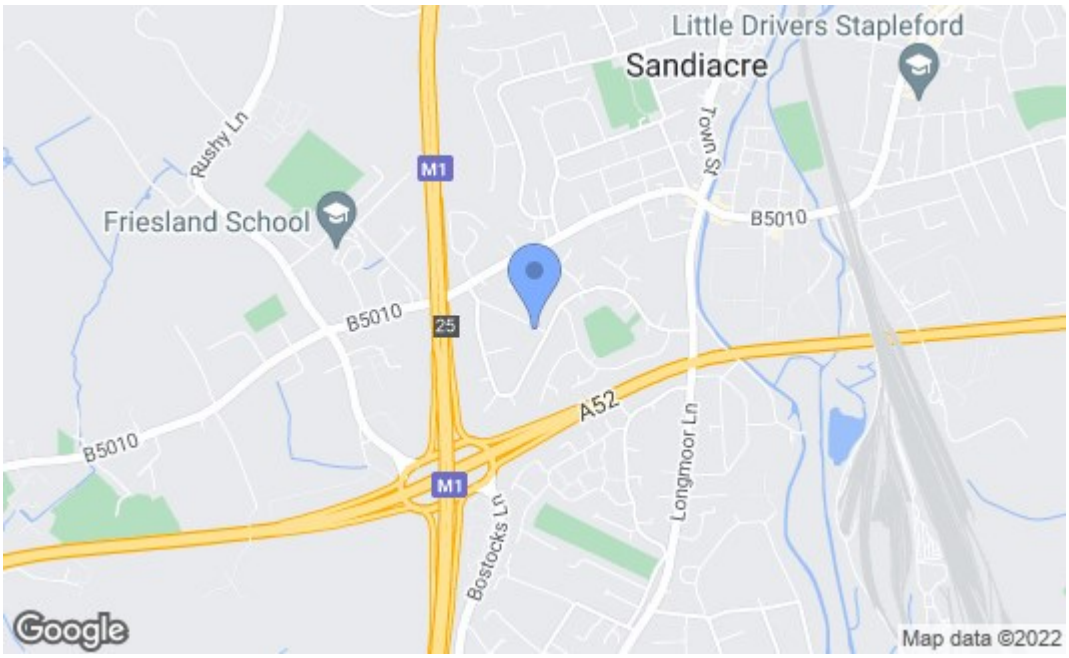

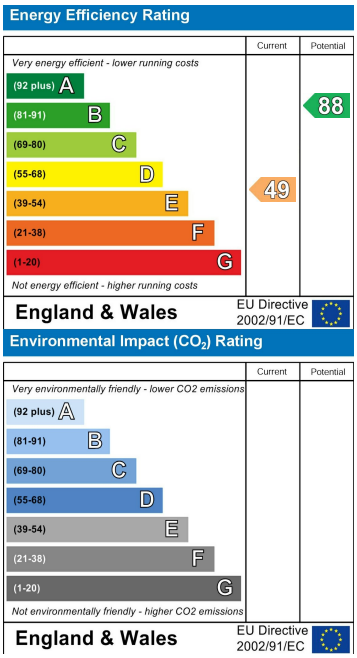

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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