Robert Ellis

look no further. . .

Nursery Avenue
Sandiacre, Nottingham NG10 5HG

A TRADITIIONAL BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT

£149,950 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A TRADITIONAL BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE, IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors comprising entrance hall, bay fronted living room, kitchen, pantry cupboard, bathroom and lobby providing access to the rear garden to the ground floor. The first floor landing then provides access to three bedrooms.

Other benefits to the property include double glazing and front and rear gardens.

N.B. There is currently no gas central heating within the property and no off-street parking, although the latter can be achieved, like many others on the road, via an application to drop the kerb and removal of the front wall.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. There is also easy access to the shops and services within the nearby towns of Stapleford and Long Eaton, whilst also affording good direct transport links such as the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We believe the property would make an ideal first time buy or investment opportunity for those looking to put their own stamp on their property and we highly recommend an internal viewing.

ENTRANCE HALL
4'1" x 3'0" (1.25 x 0.93)
UPVC panel and double glazed front entrance door, telephone point, stairs to first floor and door to:

LOUNGE
14'10" x 14'9" (4.54 x 4.52)
Double glazed bay window to the front, coving, central fireplace incorporating four bar gas fire, t.v. point and door to:

KITCHEN
9'10" x 8'9" (3.02 x 2.67)
The kitchen comprises a range of fitted storage cupboards with central sink and double drainer to either side with tiled splashbacks, space for cooker and further kitchen appliances, coving, double glazed window overlooking the rear garden with fitted roller blind, pantry cupboard with shelving, lighting, electricity meters and window to rear. Door to:

BATHROOM
8'8" x 4'5" (2.65 x 1.35)
Coloured three piece suite comprising bath, wash hand basin and low flush w.c., tiling to dado height, double glazed window to the rear and coving.

SIDE LOBBY
3'5" x 2'9" (1.06 x 0.86)
UPVC panel and double glazed side exit door and useful understairs storage pantry.

FIRST FLOOR LANDING
Doors to all bedrooms and double glazed window to the side, loft hatch and wall mounted gas heater.

BEDROOM 1
18'2" (max) x 13'6" (5.56 (max) x 4.12)
Double glazed bay window to the front and additional double glazed window.

BEDROOM 2
10'2" x 9'11" (3.11 x 3.04)
Double glazed window to the rear, coving and airing cupboard housing hot water cylinder with shelving above.

BEDROOM 3
8'0" x 7'0" (2.44 x 2.15)
Double glazed window overlooking the rear garden.

OUTSIDE
To the front of the property is a shaped lawn with flower beds, dwarf wall with decorative railing and matching pedestrian gate and pathway providing access to the front entrance door. Side access leading to the rear. The rear garden is of a generous size, being split into two halves with two separate shaped and edged lawn sections and flower beds, paved pathway providing access to the foot of the plot where there is a timber garden shed and greenhouse. There is also a side access gate leading back round to the front and outside water tap.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the railway bridge onto Station Road, Sandiacre. At the traffic lights adjacent with the Erewash Canal and Longmoor Lane, proceed straight over onto Derby Road, Sandiacre. Proceed up the hill in the direction of Risley, taking an eventual right hand turn prior to the traffic lights onto Nursery Avenue. The property can then be found a little way along on the left hand side, identified by our For Sale Board.

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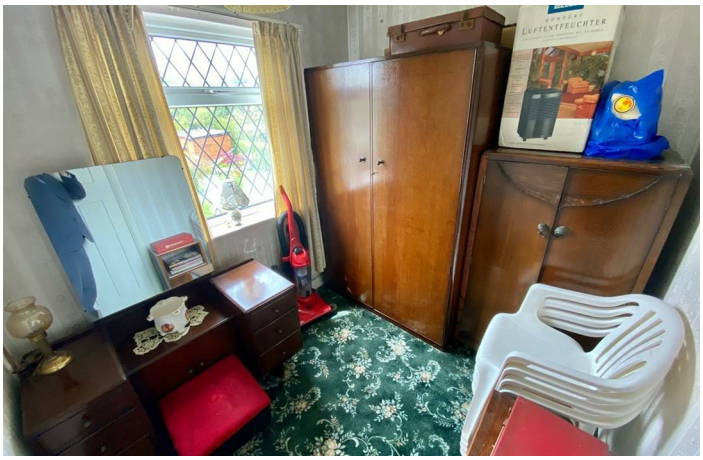
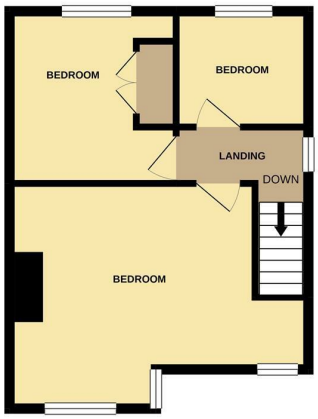


GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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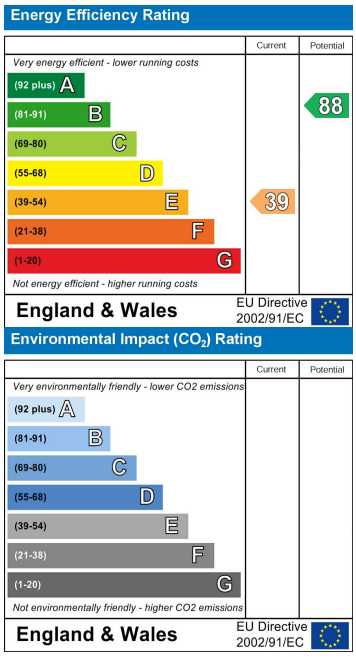

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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