Robert Ellis

look no further. . .

Collin Avenue
Sandiacre, Nottingham NG10 5JR

A TWO DOUBLE BEDROOM END TERRACED HOUSE.

£195,000 Freehold

We are pleased to offer for sale this two double bedroom end terraced house ready for immediate occupation.

The current owner occupier has significantly modernised and improved this property and it comes to the market in a 'ready to move into' condition. Features include gas fired central heating served from a combination boiler, uPVC double glazed windows and the Vendor has paid particular attention to energy efficiency by dry lining the walls with insulated board.

The accommodation comprises entrance hall, lounge and open plan kitchen with a modern contemporary range of fitted units and built-in appliances. To the first floor, the landing provides access to two double bedrooms and a modern bathroom/WC.

A recently laid forecourt provides attractive off-street parking for two vehicles and the rear gardens have been recently re-landscaped with ease of maintenance in mind with an attractive Indian stone patio area with raised beds and steps leading to a further terraced area.

Situated in this highly regarded residential suburb, this property is ideal for those looking to make the first steps onto the property ladder, as well as those looking to downsize. An early internal viewing comes highly recommended.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor.

LOUNGE
11'0" x 10'11" (3.36 x 3.34)
Wall mounted electric flame effect fire, radiator, double glazed window to the front.

OPEN PLAN DINING KITCHEN
14'1" x 11'0" (4.3 x 3.36)
Incorporating a modern and contemporary fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Electric oven, gas hob and extractor hood over. Integrated fridge and freezer. Washing machine included within the sale. Useful understairs store cupboard. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the side and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Radiator, doors to bedrooms and bathroom.

BEDROOM ONE
11'0" x 11'0" (3.36 x 3.36)
Useful walk-in overstairs store cupboard. Wall mounted LED TV (included within the sale), radiator, double glazed window to the front.

BEDROOM TWO
10'11" x 8'3" (3.35 x 2.53)
Wall mounted LED TV (included within the sale), radiator, double glazed window to the rear.

BATHROOM
7'10" x 5'3" (2.41 x 1.62)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with shower and screen over. Tiling to walls, radiator, extractor fan, double glazed window.

OUTSIDE
To the front there is an attractive recently laid forecourt providing parking for two cars side by side. There is gated pedestrian access to the side with Indian stone pathway leading to the rear garden where there is a large Indian stone laid patio area with raised bed to one side. Steps lead to a further terraced area, again finished with Indian stone paving and there is a garden shed measuring approximately 8ft by 6ft, outside tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Continue over the railway bridge onto Station Road Sandiacre. At the traffic light crossroads, turn left onto Longmoor Lane. Continue under the underpass and take the third left onto Collin Avenue (by the pillar box). The property can be found on the left hand side, identified by our For Sale board.

Ref: 7820PS

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.

TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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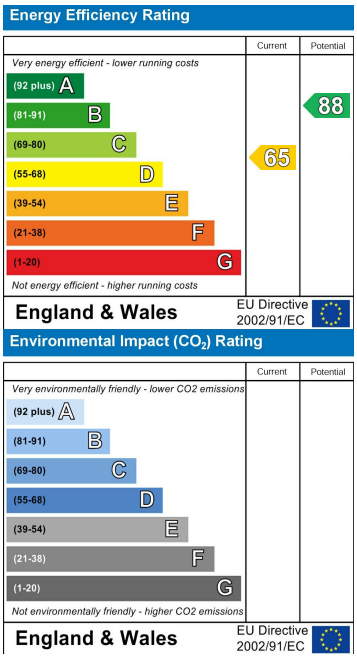

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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