



Collin Avenue
Sandiacre, Nottingham NG10 5JR

A TWO BEDROOM MID TERRACED
HOUSE.

£165,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TWO BEDROOM MID TERRACED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED NO-THROUGH ROAD CUL DE SAC LOCATION WITHIN SANDIACRE.

With accommodation over two floors comprising entrance hall, living room and dining kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

Other benefits to the property include off-street parking to the front, gas fired central heating from combination boiler and generous enclosed sunny aspect garden space to the rear.

The property is positioned with a cul de sac, no-through road location within easy reach of the shops and services within the nearby towns of Sandiacre, Stapleford and Long Eaton. There is also easy access to good schooling for all ages, the nearby Erewash Canal and good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 Motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home. Internal viewing is highly recommended.



ENTRANCE HALL

3'3" x 2'10" (1.00 x 0.87)

Panel and stained glass front entrance door, stairs to the first floor, radiator and door to the lounge.

LOUNGE

11'9" x 11'1" (3.60 x 3.40)

Hardwood frame double glazed window to the front, radiator, laminate flooring, media points, brick and tiled fireplace and door to breakfast kitchen.

BREAKFAST KITCHEN

14'4" x 11'1" (4.37 x 3.40)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, space for full height fridge/freezer, plumbing for washing machine, dishwasher and under counter tumble dryer, space for cooker, wall mounted gas fired central heating combination boiler for central heating and hot water purposes, two double glazed windows to the rear, glass fronted crockery cupboard, display shelving, panel and glazed exit door to garden, tiled floor, radiator, useful understairs storage pantry with shelving and further useful store cupboard housing the gas meter and further shelving space above.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, loft access point, spotlight and radiator.

BEDROOM ONE

11'10" x 11'5" (3.61 x 3.48)

Double glazed window to the front, radiator, TV point and useful overstairs storage cupboard.

BEDROOM TWO

12'4" x 10'7" (3.78 x 3.23)

Double glazed window to the rear, radiator and a range of fitted wardrobes and matching overhead storage cupboards.

BATHROOM

7'6" x 7'3" (2.30 x 2.22)

Three piece suite comprising bath with Triton electric

shower over and glass shower screen, low flush WC and wash hand basin with storage cupboards beneath. Double glazed window to the rear with fitted roller blinds, part tile and panel walls, radiator and spotlights.

OUTSIDE

To the front of the property there is lower kerb frontage providing off-street parking and access to the front entrance door. There is also shared pedestrian access giving gated access into the rear garden.

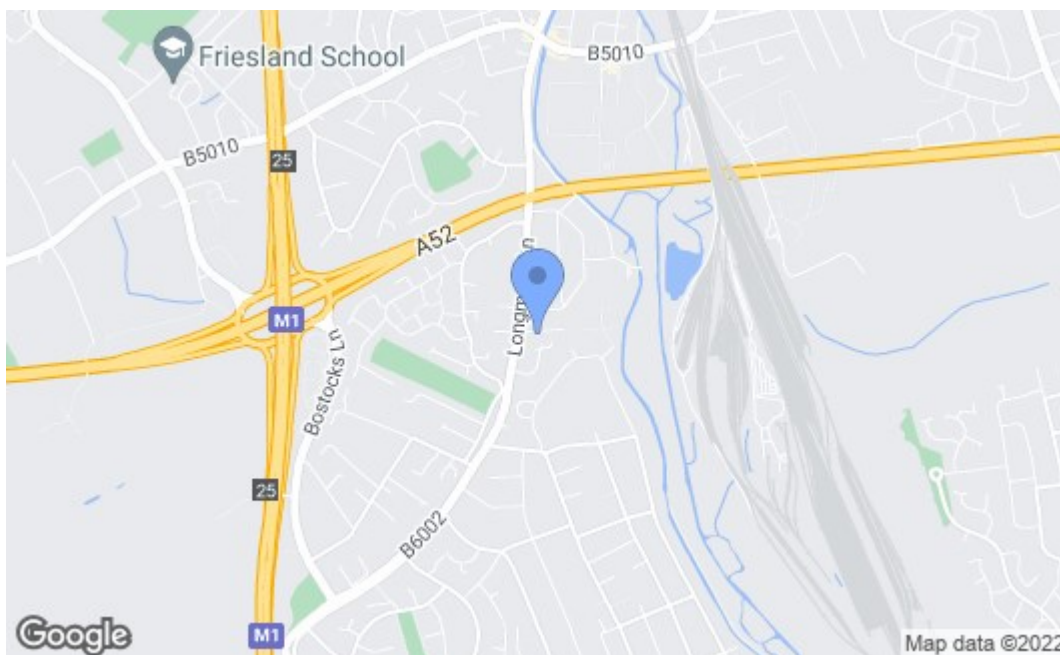
REAR GARDEN

Enclosed by timber fencing with concrete posts and gravel boards to the boundary line, the rear garden offers two separate decked areas and a decked pathway with a central lawn and decorative chippings. To the rear of the plot there is also a timber storage shed.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the railway bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and head in the direction of Long Eaton. Look for and take an eventual left hand turn onto the cul de sac of Collin Avenue and the property can be found on the right hand side. Ref. 7561NH





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 66 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) 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.