



Travers Road
Sandiacre, Nottingham NG10 5GF

A THREE BEDROOM SEMI DETACHED
HOUSE FOUND ON A GOOD SIZE
GARDEN PLOT

£220,000 Freehold



A GENEROUSLY PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

This property is located on a larger than average garden plot set back from the road with a hedged screened front which enhances privacy and the rear gardens have been divided to provide for an attractive landscaped area with lawn and patio and there is a further courtyard style garden which is fenced and enclosed and laid to ornamental gravel where there are double vehicle size gates which lead onto Hart Avenue at the rear and this offers the potential for ample off street parking subject to planning application and dropped curb. There is also a single garage which is currently used as a workshop and storage area.

The property benefits from gas fired central heating served from a combination boiler, double glazed windows and comprises an entrance hall, lounge with twin aspect and dining kitchen with modern fitted units. To the first floor the landing provides access to three well proportioned bedrooms and contemporary shower room/w.c.

Situated in this popular residential suburb, ideal for families and commuters alike as schools for all ages are within easy reach, there is regular bus service close by and local amenities and the A52 for Nottingham, Derby and J25 of the M1 motorway is a few minutes drive away.

Due to the ever popular nature of this house type and location we strongly recommend an early internal viewing to avoid disappointment.



Entrance Hall

Composite double glazed front entrance door, stairs to the first floor and doors to lounge and dining kitchen.

Lounge

16'6" x 10'1" approx (5.04m x 3.09m approx)

Contemporary pebble style electric flame effect fire and surround, two radiators, double glazed windows to the front and rear elevations.

Dining Kitchen

15'2" x 9'10" approx (4.64m x 3.02m approx)

Incorporating a modern fitted range of wall, base and drawer units with high gloss roll edged work surface and inset stainless steel sink unit with single drainer. Gas/electric cooker point, plumbing for washing machine and appliance space. Table and chair space, double glazed windows to the side and rear elevations. Double glazed door to open side lobby where there are two useful integral stores.

First Floor Landing

Double glazed window and built-in airing cupboard housing the wall mounted gas combination boiler (for central heating and hot water).

Bedroom 1

13'1" x 9'4" approx (4.01m x 2.86m approx)

Radiator, double glazed windows to the front and side.

Bedroom 2

10'8" x 10'2" approx (3.26m x 3.11m approx)

Overstairs storage cupboard, radiator, double glazed window to the front.

Bedroom 3

10'2" x 6'10" approx (3.10m x 2.09m approx)

Radiator, double glazed window to the rear.

Shower Room

9'4" x 5'6" approx (2.85m x 1.69m approx)

Incorporating a modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush w.c. and corner shower cubicle with electric shower. Feature marble style tiling to the walls, heated towel rail, double glazed window.

Outside

The property is set back from the road with a generous frontage hedged in to enhance privacy and is laid to lawn. There is gated pedestrian access to the side of the house leading to the rear garden which is of a generous size and separated into two areas, the first being the main garden which is laid to lawn and an attractive patio area. There is a fence and gate leading to the second garden which is landscaped to a courtyard style with coloured gravel and fenced in with vehicle size gates opening onto Hart Avenue. This offers great potential for off street parking for a number of vehicles subject to planning permission and a dropped curb.

Garage

20'4" x 9'2" approx (6.2m x 2.8m approx)

A sectional concrete construction with light and power, up and over door to the rear and UPVC door opening to the garden. This is currently used as a workshop and store.

Directions

From our Stapleford branch on Derby Road proceed in the direction of Sandiacre. Proceed over the railway bridge into Station Road, Sandiacre. At the traffic light crossroads turn right onto Town Street. Follow the road around turning left onto Kings Road. Continue to the end of Kings Road and at the junction slight left and straight onto into Travers Road. Continue up the road where the property can be found on the right hand side after the junction with Jackson Avenue and clearly identified by our for sale board. 7188NH

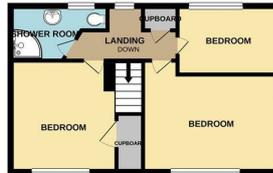




GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 1007 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
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	

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