



Windsor Court  
Sandiacre, Nottingham NG10 5PH

A TWO BEDROOM MID TOWN HOUSE.

**£185,000 Freehold**



A beautifully presented two bedroom mid town house located in a small courtyard-style development within this popular residential suburb.

This impeccably well maintained property comes to the market in a ready to move into condition and has features including a modern contemporary fitted kitchen, gas fired central heating served from a combination boiler (installed around 3 years ago), double glazed windows and modern fitted bathroom.

Another feature of the property is the attractively landscaped and private rear garden with lawn and two patio areas to create a sun terraced. The property benefits from a single garage located in an adjacent courtyard.

Conveniently situated for many amenities such as the shops in Sandiacre including Lidl and Co-Op, as well as independent retailers and services. The property is a short walk from a regular bus service and there is ease of access to the nearby market town of Long Eaton. For those looking to commute, the A52 and Junction 25 of the M1 motorway is a short drive away.

This property is ideal for those looking to make their first steps onto the property ladder. Equally, for individuals looking to downsize.

An internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, radiator.

## KITCHEN

8'7" x 8'4" (2.64 x 2.55)

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Under-cupboard lighting, space for bistro-style table and chairs, double glazed window to the front.

## LIVING ROOM

12'11" x 11'10" (3.96 x 3.61)

Feature flat panel radiator, stairs to the first floor, double glazed window, double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'11" x 9'4" (3.94 x 2.87)

Built-in wardrobe/store, radiator, two double glazed windows to the rear.

## BEDROOM TWO

8'9" x 6'3" (2.69 x 1.92)

Radiator, double glazed window to the front.

## BATHROOM

Modern three piece suite comprising pedestal wash hand basin, low flush WC and bath with electric shower and screen over. Feature tiling to walls, heated towel rail, double glazed window.

## OUTSIDE

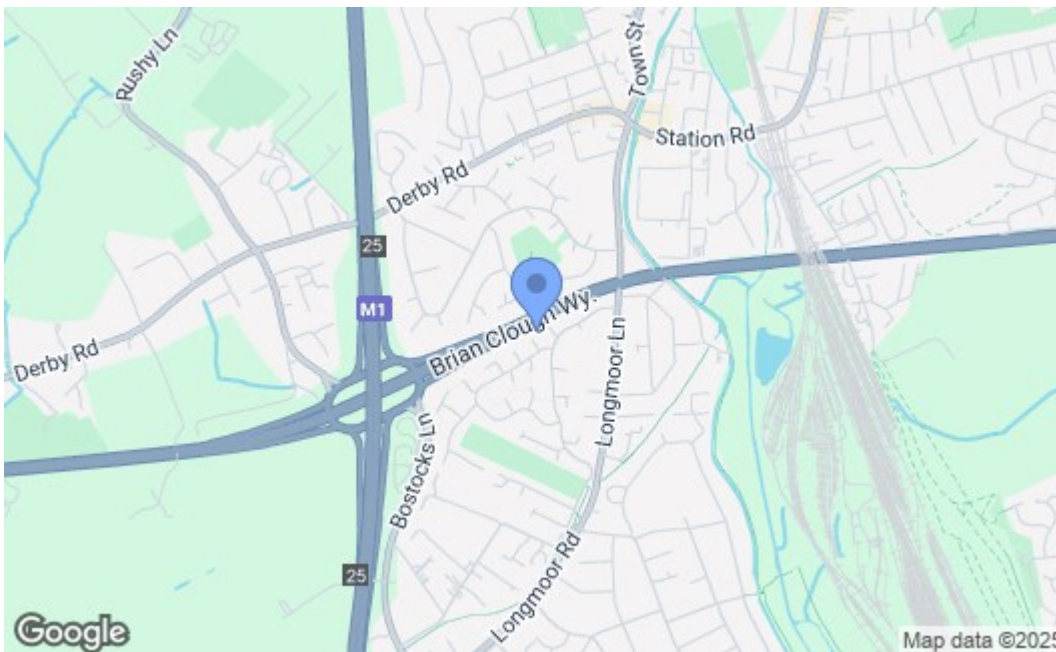
The property is set back from the road in a small courtyard-style development with open plan front garden laid to lawn with shrub beds. The rear garden is fenced and enclosed, with a patio area beyond the French doors, central section of garden laid to lawn, flanked with gravel and shrub beds. Stepping stone style pathway leads to the

foot of the plot. There is a further patio/sun terrace. There is a pedestrian gate to the rear boundary fence which leads to a walkway which in turn leads to a courtyard where the single garage can be located.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, areas, volumes and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for the general impression only. The services, systems and equipment shown may not have been tested and no guarantee is given for their operation or efficiency for the future.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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