



Moors Avenue  
Sandiacre, Nottingham NG10 5ED

A TWO BEDROOM END TERRACED  
HOUSE.

**£155,000 Freehold**

## A TWO BEDROOM END TERRACED HOUSE.

Robert Eliis are delighted to welcome to the market this two bedroom end terraced house situated on this residential no through road location.

With a double driveway to the front, gas central heating, double glazing and enclosed garden to the rear.

The property is ideally located close to shops, schools and nearby transport links such as the A52 for Nottingham and Derby and the M1 junction 25 motorway.

The property would ideally suit a first time buyer or young family alike and we highly recommend an internal viewing.

#### LIVING ROOM

11'10" x 11'10" (3.63 x 3.62)

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR WITH ATTACHED BLIND, UPVC DOUBLE GLAZED WINDOW TO THE FRONT WITH FITTED BLINDS, LAMINATE FLOORING, TV AND MEDIA POINTS, COVING, WALL LIGHT POINTS AND RADIATOR.

#### KITCHEN

11'9" x 8'8" (3.59 x 2.65)

EQUIPPED WITH A MATCHING RANGE OF FITTED WALL, BASE AND DRAWER UNITS WITH ROLL TOP WORK-SURFACES, SINGLE SINK AND DRAINER WITH MIXER TAP, TILED FLOORING, PLUMBING FOR WASHING MACHINE AND DISHWASHER, FITTED FOUR RING GAS HOB WITH EXTRACTOR OVER AND OVEN BENEATH, UPVC DOUBLE GLAZED REAR EXIT DOOR, DOUBLE GLAZED WINDOW TO THE REAR WITH FITTED BLINDS. USEFUL UNDER-STAIRS PANTRY CUPBOARD.

#### INNER LOBBY

2'11" x 2'6" (0.89 x 0.77)

WITH STAIRS RISING TO THE FIRST FLOOR, RADIATOR, ACCESS TO THE BATHROOM

#### BATHROOM LOBBY

TILED FLOOR, DOUBLE GLAZED SIDE WINDOW, STORAGE CUPBOARD.

#### BATHROOM

13'7" reducing to 8'11" x 4'6" (4.16 reducing to 2.73 x 1.39)

WHITE THREE PIECE SUITE COMPRISING PANELED BATH WITH FOLDING GLASS SCREEN AND MIXER SHOWER, PUSH FLUSH WC AND WASH HAND BASIN. RADIATOR, TILED FLOOR, EXTRACTOR FAN AND DOUBLE GLAZED WINDOW TO THE SIDE.

#### LANDING

DOORS TO BOTH BEDROOMS

#### BEDROOM 1

11'10" x 11'2" (3.63 x 3.42)

DOUBLE GLAZED WINDOW, RADIATOR AND DECORATIVE FIREPLACE.

#### BEDROOM 2

12'5" x 8'11" (3.79 x 2.74)

DOUBLE GLAZED WINDOW AND RADIATOR. BOILER CUPBOARD HOUSING THE GAS FIRED CENTRAL HEATING COMBINATION BOILER.

#### OUTSIDE

TO THE FRONT OF THE PROPERTY THERE IS A LOWERED KERB ENTRY POINT TO A DOUBLE DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO CARS. PATHWAY TO FRONT ENTRANCE DOOR AND SIDE ACCESS GATES LEADING TO THE REAR. THE REAR GARDEN IS ENCLOSED WITH FENCING AND HAS A CONTINUATION OF THE DRIVEWAY BEYOND THE GATES. THE REAR GARDEN HAS A LAWNED SECTION AND TIMBER SHED.

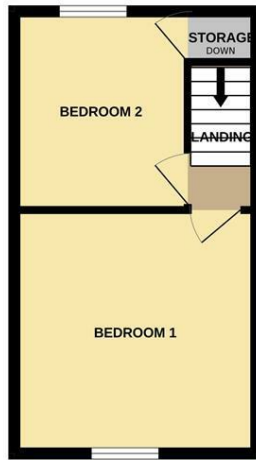
#### DIRECTIONS

FROM OUR STAPLEFORD OFFICE PROCEED TO THE ROACH TRAFFIC LIGHTS AND TURN LEFT ONTO CHURCH STREET. AT THE BEND IN THE ROAD TURN LEFT ONTO PASTURE ROAD AND PROCEED IN THE DIRECTION OF TROWELL. TAKE A LEFT TURN ONTO MOORBRIDGE LANE AND CONTINUE OVER THE BRIDGE ONTO STANTON GATE. AT THE TRAFFIC JUNCTION TURN LEFT ONTO TOWN STREET AND PROCEED IN THE DIRECTION OF SANDIACRE. TAKE RIGHT TURN ONTO STARCH LANE AND THEN TURN RIGHT ONTO MOORES AVENUE. THE PROPERTY CAN THEN BE FOUND ON THE RIGHT HAND SIDE.

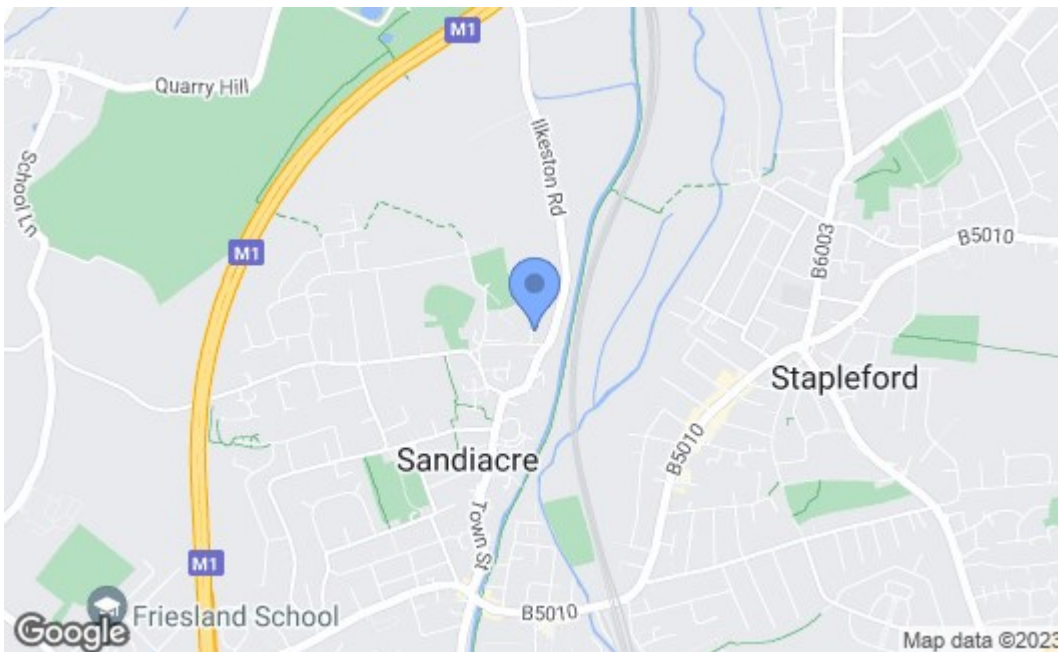
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GROUND FLOOR

1ST FLOOR



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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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 65                      |           |
| (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 |           |

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.