Robert Ellis

look no further. . .

Derby Road

Sandiacre, Nottingham NG10 5HL

A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

£135,000 Freehold

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A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

This property comes to market with immediate vacant possession and benefits from gas fired central heating from a recently installed gas combination boiler, double glazed windows and is in a clean and tidy condition ready for immediate occupation.

The accommodation comprises lounge, separate dining room and fitted kitchen. To the first floor the landing provides access to two bedrooms, the rear given access to the bathroom.

A feature of this property is the particularly good sized rear gardens which are landscaped with patio and lawn.

Conveniently situated on a bus route linking Nottingham and Derby, walking distance of local amenities and for those wishing to commute it is only a short drive to the A52 and Junction 25 of the M1 motorway.

Ideally suited to first time buyers and long term buy to let investors, an internal viewing is recommended.

LOUNGE
15'1" x 11'9" (4.60 x 3.60)
Radiator, double glazed square bay window to the front. Double glazed front entrance door.

DINING ROOM
12'0" x 11'8" (3.66 x 3.56)
Understairs store cupboard, radiator, door and stairs to first floor, double glazed window to the rear. Door to kitchen.

KITCHEN
9'5" x 6'11" (2.88 x 2.13)
Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob with extractor hood over. Plumbing and space for washing machine. Cupboard housing the gas combination boiler installed in 2022 (for central heating and hot water). Double glazed window and door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms.

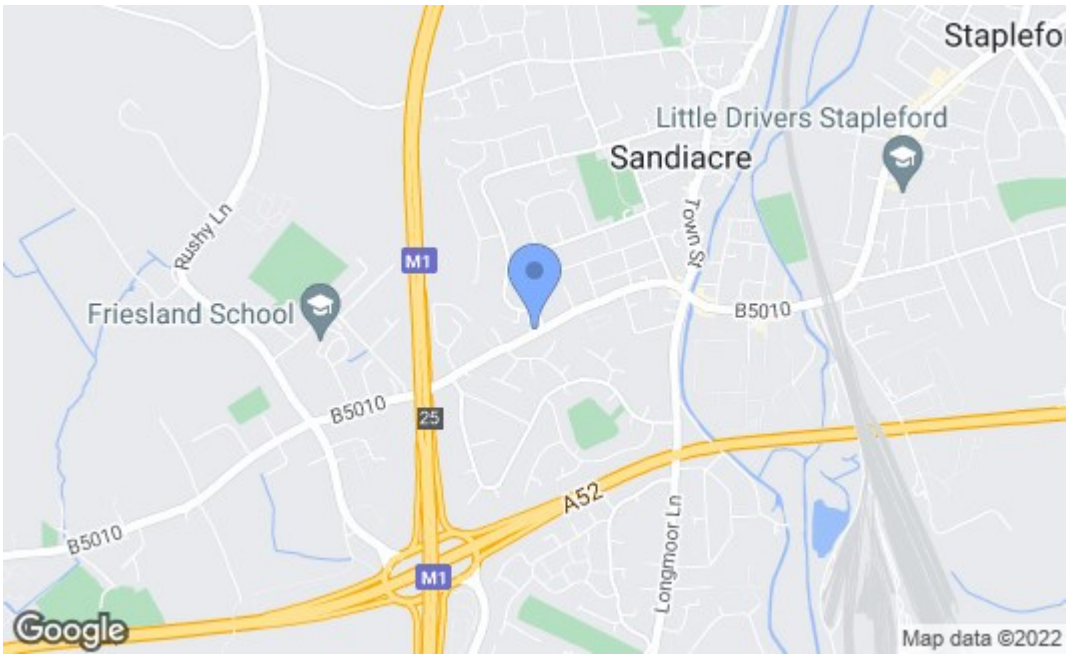
BEDROOM ONE
12'9" x 11'9" (3.91 x 3.60)
Overstairs store cupboard with hatch leading to the loft. Radiator, double glazed window to the front.

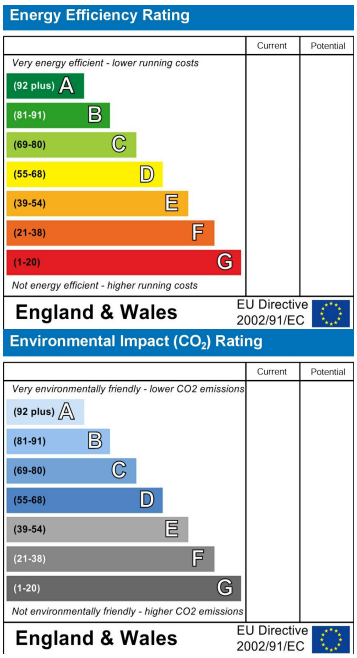
BEDROOM TWO
12'0" x 11'9" (3.67 x 3.6)
Radiator, double glazed window to the rear and door to the bathroom.

BATHROOM
8'7" x 6'10" (2.62 x 2.10)
Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Heated towel rail, tile splashbacks, double glazed window.

OUTSIDE
To the front is a small frontage which is walled in. The rear garden is enclosed and is of generous size with patio, lawn and two brick outbuildings. Within the plot there is a pedestrian gate which provides access to a service track at the side and then to the front of the property (for bin access, etc).

DIRECTIONAL NOTE
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads turn right onto Derby Road proceeding into Sandiacre. Proceed over the motorway bridge and as the road ascends the property can be found on the left hand side identified by our For Sale board. Ref. 7559PS





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.