



Butt Street
Sandiacre, Nottingham NG10 5JG

A TWO BEDROOM SEMI DETACHED
HOUSE.

£169,950 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL LOOKED AFTER TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF SANIDACRE.

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

Other benefits to the property include majority uPVC double glazing, gas fired central heating from combi boiler and enclosed garden space to the rear.

As previously mentioned, the property sits in the heart of Sandiacre within easy reach of the nearby shops and amenities, including the Co-Operative food store. There is also easy access to good nearby schooling for all ages such as Ladycross, Cloudside and Friesland. For those needing to commute, there are good road transport networks nearby such as the A52 for Nottingham/Derby, the i4 bus route, Nottingham Electric Tram terminus and Junction 25 of the M1 motorway.

We believe that the property would make an ideal first time buy or young family starter home. We highly recommend and internal viewing.



LOUNGE

11'11" x 11'11" (3.65 x 3.64)

Panel and glazed front entrance door, double glazed window to the front, picture rail, radiator, media points and fire surround incorporating four bar gas fire. Door to inner lobby.

INNER LOBBY

Opening through to the dining room and door to useful understairs storage cupboard which also houses the meters.

DINING ROOM

12'5" x 11'11" (3.81 x 3.65)

Door with staircase rising to the first floor, radiator, picture rail, Adam-style fire surround incorporating a coal fire, telephone point, double glazed window to the rear and door to the kitchen.

KITCHEN

8'11" x 7'4" (2.73 x 2.25)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards with roll top work surfaces, space for cooker, counter level sink and draining board, radiator, double glazed window to the side, composite and double glazed exit door to the garden and archway to utility room.

UTILITY ROOM

6'5" x 4'9" (1.97 x 1.47)

Double glazed window to the side, roll top work surface space with plumbing underneath for washing machine, space for fridge/freezer, part tiled walls and fixed shelving.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, radiator and coving.

BEDROOM ONE

12'1" x 11'11" (3.69 x 3.65)

Double glazed window to the front, radiator, coving and two double fitted wardrobes with matching overhead double storage cupboards.

BEDROOM TWO

13'0" x 8'11" (3.98 x 2.72)

Double glazed window to the rear, radiator and use overstairs fitted storage cupboard with shelving, coat pegs and hanging rail. Loft access point.

BATHROOM

9'0" x 7'5" (2.76 x 2.27)

Three piece suite comprising bath with Mira electric shower over, low flush WC and wash hand basin with tile splashbacks. Radiator, wall shelving, double glazed window to the rear, boiler cupboard housing the gas fired boiler (for central heating and hot water purposes).

OUTSIDE

To the front of the property there is a dwarf brick boundary wall offering screening from the pavement side, front garden and pedestrian gated entrance and pathway to the front entrance door.

REAR GARDEN

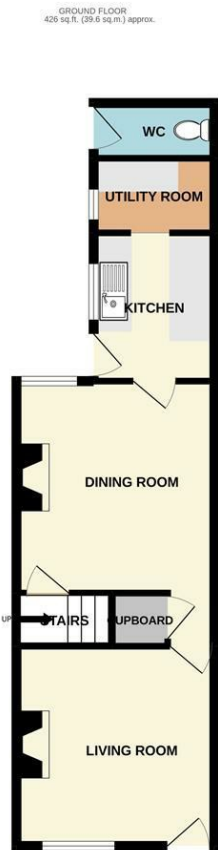
You are initially greeted via the kitchen door to a courtyard style garden (ideal for entertaining), there is also a pedestrian gated access (leading back around to the front), outside water tap and external WC. A further gate to the rear part of the garden which is split into various sections with raised and planted flowerbeds housing a variety of mature and specimen bushes and shrubbery, central paved patio walking area. Within this rear part of the garden there is also a timber storage shed.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, head in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre, before taking a right hand turn just after the Co-Operative food store onto King Edward Street. Take the first left onto Butt Street and the property can then be found on the right hand side identified by our For Sale board.

Ref: 7676NH





TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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			
(81-91) B			81
(69-80) C		61	
(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 (CO₂) 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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