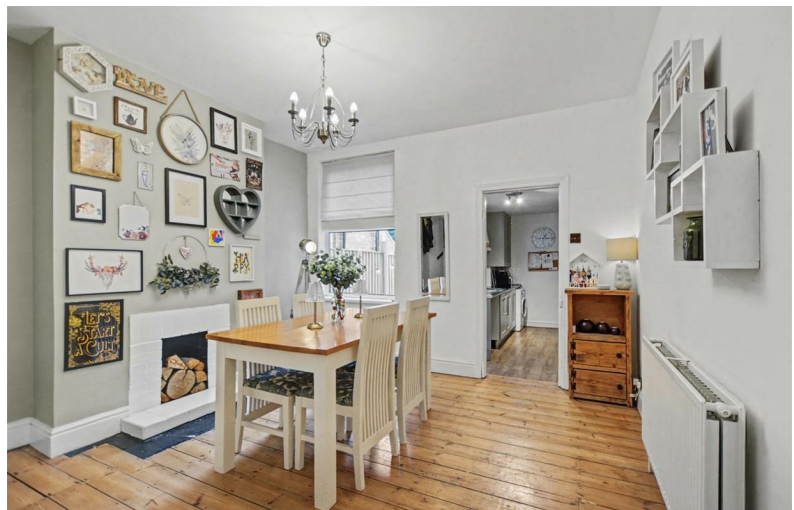




Stevens Road
Sandiacre, Nottingham NG10 5FU

£190,000 Freehold

A BAY FRONTED TWO BEDROOM MID
TERRACED HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED TWO DOUBLE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises bay fronted living room with feature multi-fuel burning stove, central dining room and kitchen. The first floor landing then provides access to two double bedrooms and a spacious four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and an enclosed landscaped rear garden. The property also sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good transport links, including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and nearby train stations in Beeston, Ilkeston and Long Eaton. Shops, services and amenities are all nearby, as well as outdoor space, countryside access and the nearby Erewash Canal footpath.

The property is in ready to move into condition and would ideally suit a young family or first time buyers alike and we highly recommend an internal viewing.



LIVING ROOM

13'1" x 12'8" (4.01 x 3.88)

Double glazed bay window to the front (with fitted blinds), uPVC panel and double glazed front entrance door, decorative coving and picture rail, Victorian-style radiator, media points, electric meter cupboard, central chimney breast incorporating a multi-fuel burning stove sat on a stone hearth.

INNER LOBBY

2'10" x 2'10" (0.88 x 0.87)

Exposed and varnished floorboards, access to both reception rooms, useful understairs storage space with shelving and lighting.

DINING ROOM

12'8" x 12'6" (3.88 x 3.83)

Open access to the turning staircase rising to the first floor, exposed and varnished floorboards, radiator, double glazed window to the rear, central chimney breast incorporating a decorative brick and tile fire surround.

KITCHEN

13'3" x 7'3" (4.04 x 2.22)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating circular bowl sink unit with matching circular draining board and mixer tap, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and in-built fridge/freezer, space for further under-counter kitchen appliance, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), laminate flooring, tiled splashbacks, ladder towel radiator, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Doors to both double bedrooms and bathroom, radiator, spotlight, loft access point via wooden pull-down loft ladders to a lit and boarded loft space (ideal for storage).

BEDROOM ONE

12'10" x 10'2" (3.93 x 3.11)

Two double glazed windows to the front (with fitted Roman blinds), exposed and varnished floorboards, radiator (with display cabinet), central chimney breast incorporating an original Victorian fireplace sat on a tiled hearth.

BEDROOM TWO

12'0" x 9'4" (3.68 x 2.85)

Double glazed window to the rear overlooking the rear garden, radiator, central chimney breast with original decorative Victorian fireplace, fitted shelving, laminate flooring, useful storage space currently set up as an ideal gaming area or study space.

BATHROOM

13'3" x 7'0" (4.04 x 2.15)

A spacious room comprising of a four piece suite with separate bath, tiled surround, walk-in tiled shower cubicle with glass screen and glass shower door with electric shower, inset circular bowl sink unit with mixer tap and tiled surround, hidden cistern push flush WC. Chrome ladder towel radiator, additional radiator, double glazed windows to both side and rear, spotlights.

OUTSIDE

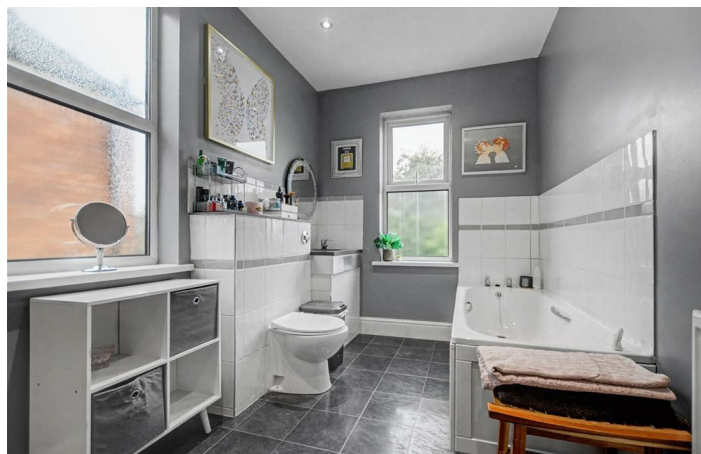
To the front of the property, there is a garden designed for straightforward maintenance with dwarf brick boundary wall and decorative ironwork and matching pedestrian gate with pathway leading to the front entrance door. The front garden is decorated with stone chippings. Side access leads into the rear garden.

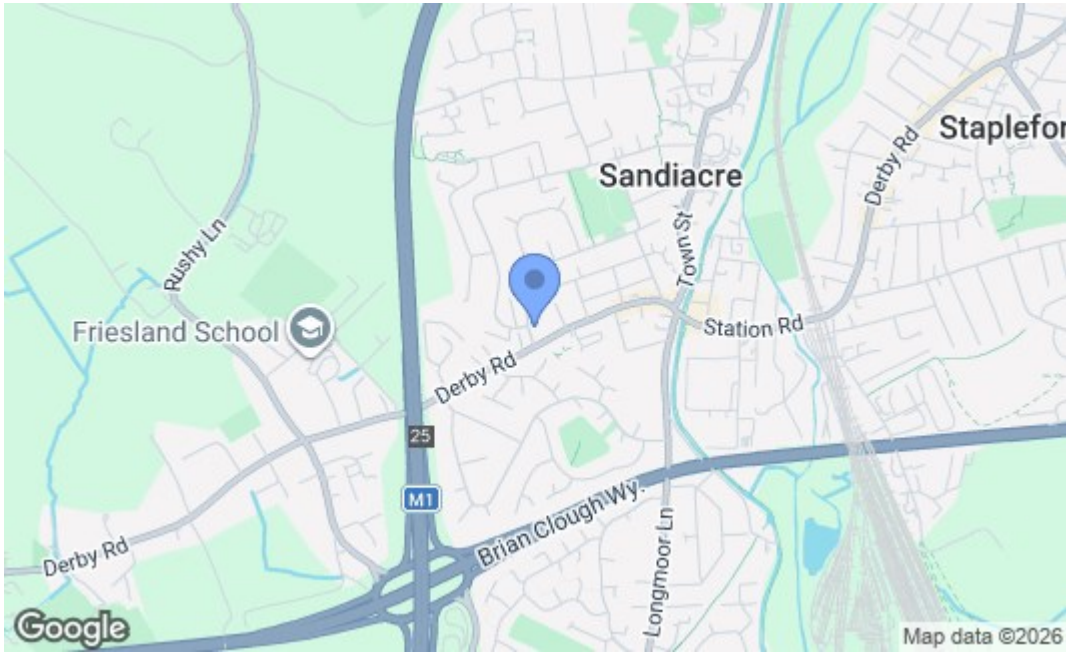
TO THE REAR

The rear garden has been landscaped and designed for straightforward maintenance with an initial paved patio seating area leading onto a high quality artificial lawn and further decked entertaining space situated at the foot of the plot. The garden is enclosed by timber fencing and brick wall to the boundary line and benefits from an external water tap, double power point and lighting point. Two brick built garden stores.

DIRECTIONS

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over and up Derby Road in the direction of Risley before taking a right turn onto Stevens Road. The property can then be found on the right hand side, identified by our For Sale board.





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		
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		

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.