

Shaftesbury Avenue  
Sandiacre, Nottingham NG10 5GU

TRADITIONAL THREE BEDROOM  
DETACHED HOUSE.

**£250,000 Freehold**





WE ARE PLEASED TO OFFER FOR SALE THIS TRADITIONAL THREE BEDROOM DETACHED HOUSE.

This property comes to the market for the first time since construction in 1961 and comes to the market with NO CHAIN. With the benefit of double glazing, gas fired central heating, overall well maintained and very much in a livable condition, although some modernisation is required offering fantastic potential for the incoming purchaser to make their own mark upon it.

The accommodation briefly comprises entrance hall, lounge, separate dining room and fitted kitchen. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property is situated on a generous plot with off-street parking, driveway and garage, and good size mature rear garden.

Situated in this highly regarded residential suburb, great for families and commuters alike, schools for all ages are within easy reach as is the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

We anticipate a particularly strong demand for this property and therefore recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Double glazed front entrance door and window, radiator and stairs to the first floor. Useful cloak-room situated at the foot of the stair-case with feature diamond shaped window to the front. Door to lounge and kitchen.

## LOUNGE

13'6" x 11'5" (4.14 x 3.49)

Gas fire and back boiler (for central heating and hot water), radiator, double glazed window to the front and door to dining room.

## DINING ROOM

10'10" x 8'0" (3.32 x 2.44)

Radiator, double glazed window to the rear and door to the kitchen.

## KITCHEN

8'10" x 7'11" (2.7 x 2.43)

Fitted range of wall and base units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Understairs store cupboard, double glazed window to the rear. Rear exit door.

## FIRST FLOOR LANDING

Built-in airing cupboard with lagged cylinder. Double glazed window. Doors to bedrooms, bathroom and separate WC.

## BEDROOM ONE

11'6" x 10'7" (3.52 x 3.24)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'0" x 10'10" (3.36 x 3.31)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'4" x 7'2" (2.24 x 2.19)

Radiator, double glazed window to the front.

## BATHROOM

Incorporating a two piece suite comprising wash hand basin, panel bath with electric shower over. Partially tiled walls, radiator, double glazed window.

## SEPARATE WC

Low flush WC. Double glazed window.

## OUTSIDE

To the front is an attractively landscaped garden enclosed with picket fence, lawn, flanked with colourful borders. A driveway provides off-street parking and runs along the side of the property and leads to the single garage. There is an attached brick outbuilding also.

## REAR GARDEN

The rear garden is of generous size and enclosed laid mainly to lawn with mature bedding and patio.

## GARAGE

19'8" x 7'6" (6 x 2.3)

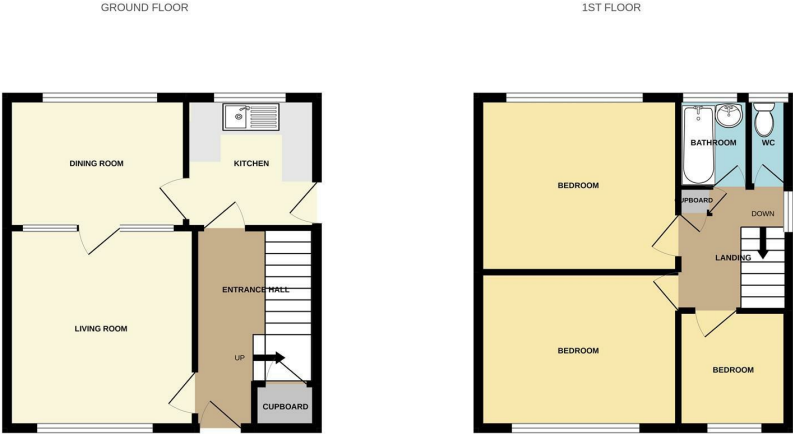
With light and power.

## DIRECTIONAL NOTE

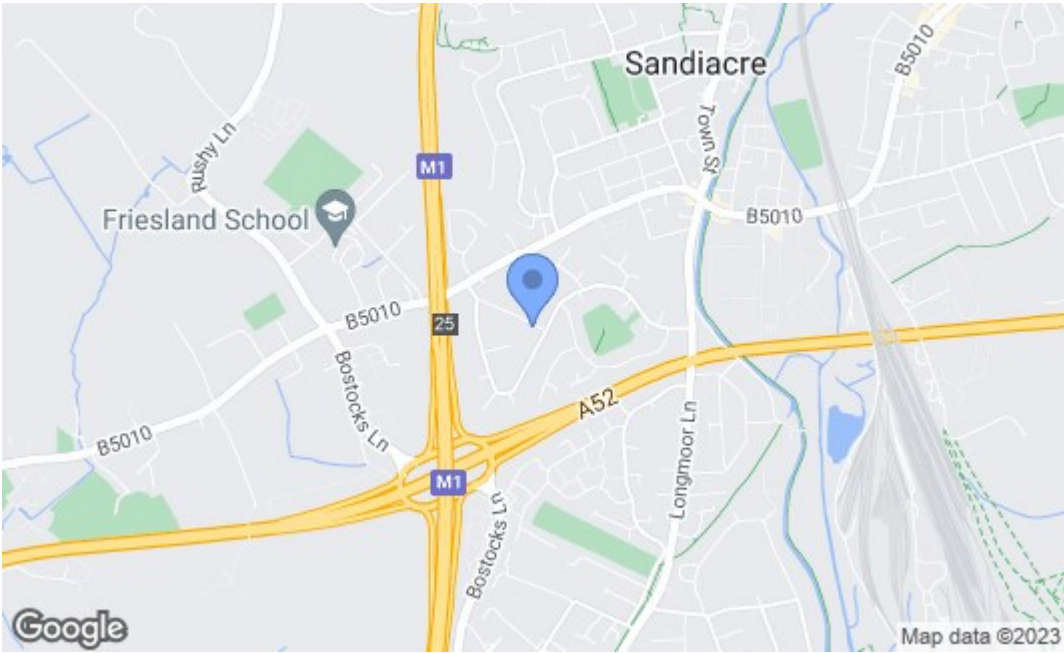
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads turn right into Sandiacre. Proceed over the motorway bridge taking the first right onto York Avenue. Turn left onto Shaftesbury Avenue where the property can found on the right hand side by our For Sale board. Ref. 7514PS







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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales EU Directive 2002/91/EC		

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