Robert Ellis

look no further. . .

Taft Avenue
Sandiacre, Nottingham NG10 5PX

A THREE STOREY THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£225,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS SPACIOUS AND WELL PRESENTED THREE STOREY THREE BEDROOM END TOWN HOUSE SITUATED IN THIS QUIET AND RESIDENTIAL CUL DE SAC.

With accommodation over three floors comprising an entrance hallway, living room, full width kitchen and conservatory to the ground floor. The first floor landing provides access to bedrooms two and three, and bathroom. A further inner hallway and staircase then provides access to the top floor attic bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, front and rear gardens.

The property is located within this quiet residential cul de sac location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to ample outdoor space and great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
6'4" x 2'9" (1.94 x 0.86)
uPVC panel and stained glass front entrance door, turning staircase rising to the first floor. Door to the living room.

LIVING ROOM
15'0" x 9'8" (4.58 x 2.97)
Double glazed living room to the front (with fitted blinds) radiator, wooden flooring, media points, coving, decorative ceiling rose, fitted display shelving, fire surround with inset log-effect fire. Door to the kitchen.

KITCHEN
13'1" x 8'1" (4.00 x 2.47)
Equipped with a matching range of fitted base and wall storage cabinets and drawers, roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted five ring gas hob with extractor over, in-built eye level 'Neff' multi oven and additional 'Neff' slide and hide drawer oven. 'German' front opening frost free freezer, 'Sharpe' dishwasher, 'Indesit' washing machine and tumble dryer above (all included if required). Tiled floor, decorative shaped viewing archway through to the conservatory, pedestrian archway also through to the conservatory, useful understairs storage pantry with light and electric.

CONSERVATORY
12'4" x 11'10" (3.77 x 3.63)
Continuation of the matching tiled floor from the kitchen, brick and double glazed construction with pitched roof and ceiling fan, radiator, double glazed windows to both the sides and rear, double glazed French doors then open out into the rear garden.

FIRST FLOOR LANDING
Doors to bedrooms two, three and bathroom. Door to inner hallway. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Spotlights, radiator.

BEDROOM TWO
11'8" x 6'11" (3.56 x 2.12)
Double glazed window to the front (with fitted blinds), built-in bed with paneling, radiator, wooden flooring, fitted shelving, double wardrobe with storage space above.

BEDROOM THREE
11'5" x 6'9" (3.49 x 2.08)
Double glazed window, radiator, coving, TV point.

BATHROOM
5'8" x 8'0" (1.74 x 2.46)
Three piece suite comprising paneled in bath with tiled surround and mains shower, low flush WC, inset wash hand basin with worktop space, storage drawers and cabinets beneath. Partial wall paneling and tiled walls, double glazed window (with fitted blind), coving, radiator, tiled floor.

INNER LANDING HALLWAY
Staircase rising to the attic bedroom.

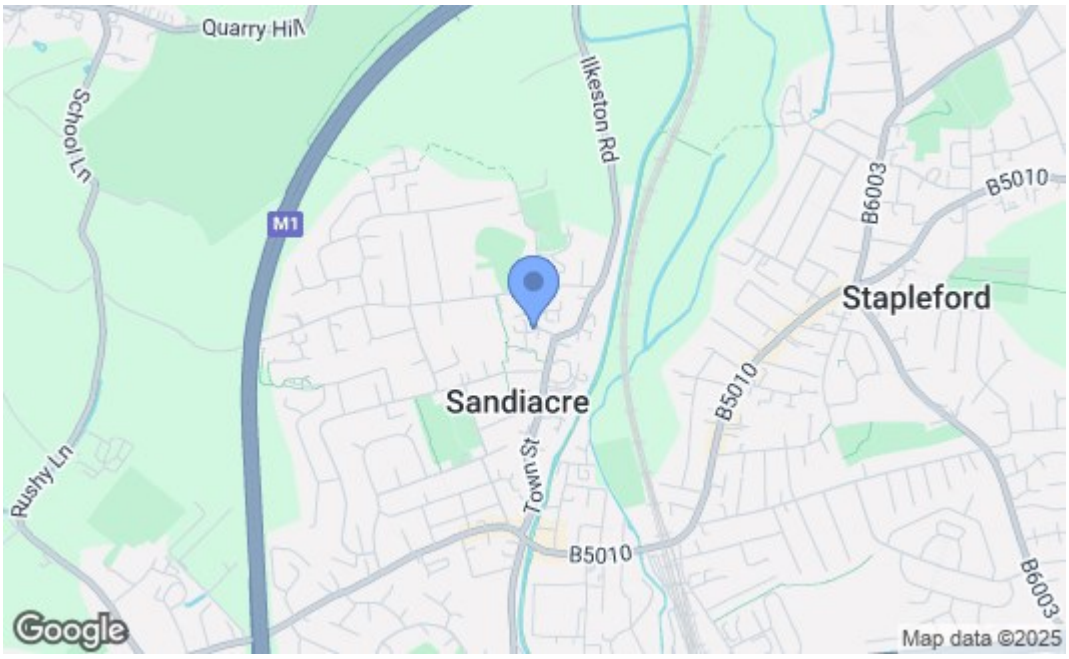
ATTIC BEDROOM
12'9" x 9'5" (3.89 x 2.89)
Two Velux roof windows to the rear, wall light points, power sockets, radiator, TV aerial, spotlights, eaves storage space with boarding and lighting.

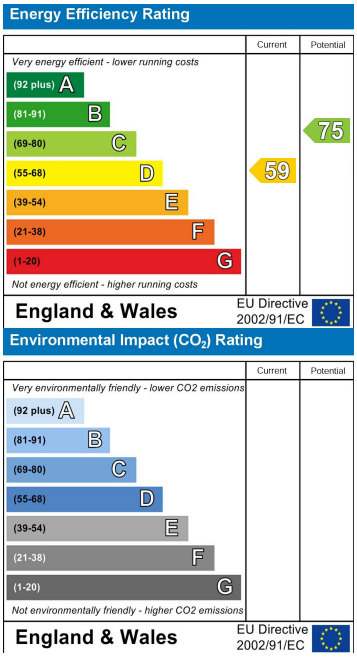
OUTSIDE
To the front of the property there is an entrance driveway providing off-street parking, block paved driveway providing off-street parking in front of each other for two cars, pathway to front entrance door, decorative low maintenance front garden being predominantly stoned making an ideal seating area, covered by mature bushes and shrubbery to the boundary line. Pedestrian gated access then leads through to the rear garden where there is a good size storage area and timber shed, external water tap, lighting point. The garden then opens out to a partially walled and fenced in lawned rear garden with gravel stone borders housing a variety of bushes and shrubbery to the boundary line.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, take a left onto Church Street and then take a left onto Taft Avenue. Take an immediate right and the property can be found on the right hand side, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band B.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Yes
Sewage – Mains supply
Flood Risk: Surface Water - Very Low, Rivers & Sea - Very Low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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