Robert Ellis

look no further. . .

Stevens Road
Sandiacre, Nottingham NG10 5FU

A VICTORIAN BAY FRONTED, TWO BEDROOM PLUS STUDY, SEMI DETACHED HOUSE

£165,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN, A VICTORIAN BAY FRONTED, TWO BEDROOM PLUS STUDY/NURSERY SEMI DETACHED HOUSE, SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising bay fronted living room, inner lobby, dining room and kitchen to the ground floor. The first floor landing provides access to two bedrooms, study/nursery and a three piece shower room.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing throughout and generous garden.

The property is offered with immediate vacant possession and is located within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools. There is also easy access to nearby shopping facilities and transport links such as the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

Other benefits of the local area include being close to the open countryside, walks along the canal path and easy access to the neighbouring towns of Stapleford and Long Eaton, each offering a wide variety of national and independent retailers.

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

LOUNGE
14'4" x 12'1" (4.38 x 3.69)
UPVC panel and front entrance door, double glazed bay window to the front with fitted blinds, feature Adam style fire surround with coal effect fire, radiator, meter cupboard, decorative coving, picture rail and media points.

INNER LOBBY
2'11" x 2'8" (0.9 x 0.83)
Doors to lounge and dining room and access to the understairs half cellar with light, shelving and gas meters.

DINING ROOM
12'8" x 11'8" (3.88 x 3.57)
Door and turning staircase rising to the first floor, radiator, hardwood framed double glazed window to the rear, feature Adam style fire surround incorporating four bar gas fire, door through to the kitchen.

KITCHEN
10'4" x 7'2" (3.16 x 2.2)
Equipped with a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating four ring hob with extractor over and oven beneath, space for fridge/freezer plumbing for washing machine, inset 1½ bowl sink unit with draining board and mixer tap, radiator, hardwood framed double glazed window to the side, UPVC panel and double glazed exit door to garden.

FIRST FLOOR LANDING
Doors to both bedrooms, study/nursery and shower room, spotlights and radiator.

BEDROOM 1
12'1" x 11'4" (3.69 x 3.46)
Double glazed window to the front with fitted vertical blinds, radiator and electric ceiling fan.

BEDROOM 2
12'7" x 8'7" (3.86 x 2.64)
Hardwood frame double glazed window to the rear, radiator and useful overstairs storage cupboard which also houses the loft access point.

STUDY/NURSERY
5'11" x 4'1" (1.82 x 1.26)
Hardwood double glazed window to the side and housing the walls mounted Logic gas fired central heating combination boiler.

SHOWER ROOM
13'3" x 7'2" (4.05 x 2.19)
Three piece suite comprising tiled and enclosed shower cubicle with Triton electric shower, wash hand basin and push-flush w.c. partially tiled walls and tiled floor, radiator, storage cupboard (previous airing cupboard,) hardwood framed single glazed obscured window to the rear.

OUTSIDE
To the front of the property there is a foregarden, low brick boundary wall, pathway to front entrance door and shared pedestrian access leading through to the rear garden. The rear garden is of generous proportions and is bounded by timber fencing with concrete post and gravel boards, brick wall and hedgerow. There is a good sized paved patio area leading onto a decorative slate bed, beyond which a pathway provides access to the rear part of the garden. Outside lighting point, water tap and two useful brick garden stores.

DIRECTIONAL NOTE
From our Stapleford branch proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley before taking an eventual right hand turn onto Stevens Road. The property can the be found on the right hand side, identified by our For Sale Board.

Ref: 7446nh

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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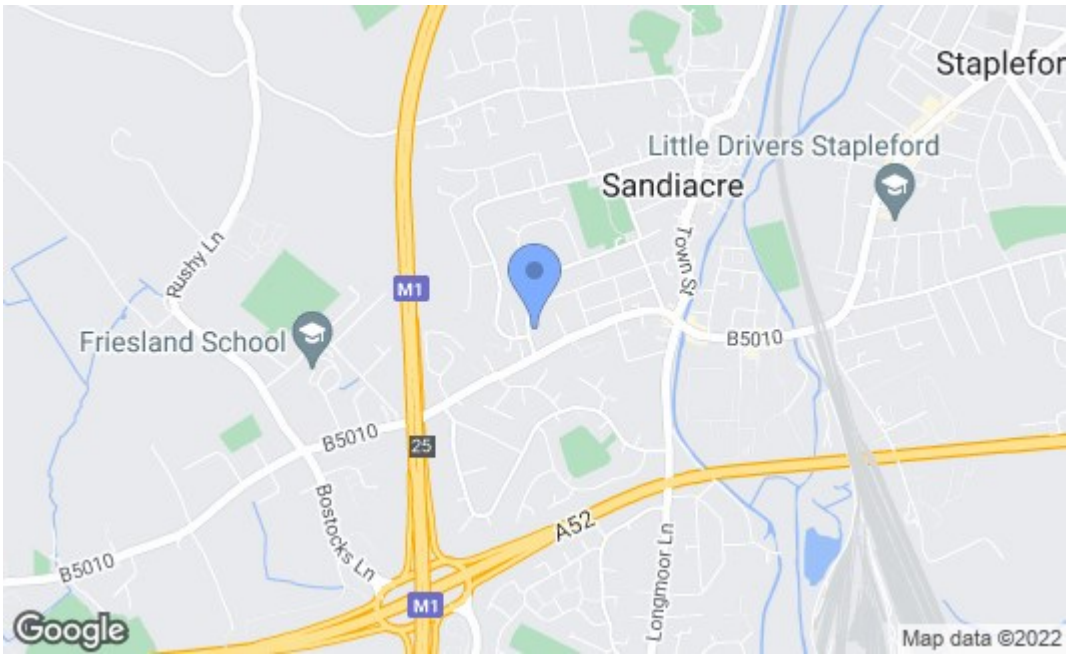

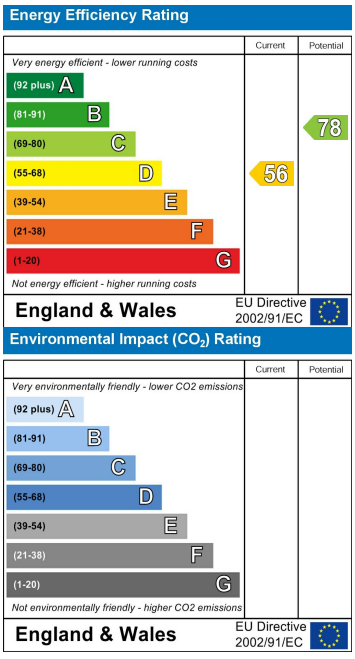

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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