Robert Ellis

look no further. . .

93 Victor Crescent
Sandiacre, NG10 5JS

A TWO DOUBLE BEDROOM END OF TERRACED HOUSE

Asking Price £135,000

0115 949 0044

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OFFERED FOR SALE WITH NO UPWARD CHAIN, ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACED HOUSE, SITUATED WITHIN THIS POPULAR RESIDENTIAL PART OF SANDIACRE.

With benefits such as gas fired central heating, double glazing, generous rear garden and lowered kerb frontage to a gravel forecourt driveway.

Internally the accommodation comprises entrance hall, living room, open plan dining kitchen with useful pantry area. The first floor landing then provides access to two double bedrooms and a three piece bathroom.

The property would ideally suit those looking to purchase their first property or start a property investment portfolio.

The property is situated within easy access of the nearby towns of Stapleford and Long Eaton and the variety of national and independent retailers both towns have to offer. There is also easy access to good schooling for all ages nearby and fantastic transport links such as the A52, M1 and Nottingham Express Tram terminus, situated at Bardills roundabout.

We highly recommend an internal viewing.

ENTRANCE HALL
3'0" x 2'6" (0.93 x 0.78)
UPVC panel and double glazed front entrance door, stairs to first floor and opening to:

LOUNGE
14'3" x 11'2" (4.35 x 3.42)
Double glazed window to the front with fitted blinds, radiator, t.v. and telephone points, Adam style fire surround with marble effect insert and hearth housing pebble effect fire. Opening to:

OPEN PLAN KITCHEN/DINER
14'9" x11'0" (4.5 x3.37)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces. Inset circular bowl sink and drainer with mixer tap and tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and slimline dishwasher, space for table and chairs, radiator, double glazed window to the rear, UPVC panel and double glazed door to the side. Opening to pantry area with shelving and housing the wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING
Providing access to both double bedrooms and bathroom.

BEDROOM 1
11'2" x 11'1" (3.41 x 3.4)
Double glazed window to the front and radiator.

BEDROOM 2
11'1" x 9'6" (3.4 x 2.91)
Two double glazed windows to the rear.

BATHROOM
8'3" x 4'6" (2.54 x 1.39)
Three piece suite comprising bath with mixer tap, hand-held shower attachment and folding shower screen, wash hand basin and push-flush w.c. Majority tiled walls, radiator and double glazed window to the rear.

OUTSIDE
To the front is a partial lowered kerb frontage to a gravelled forecourt, paved pathway to front entrance door and paved pathway and side access leading to the rear. The rear garden measures approximately 55ft. The garden is enclosed by timber fencing and benefits from a gravel patio area, leading onto a lawn section and to the rear of the plot there is a timber storage shed and plum slate decorative chippings.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Proceed past Lidl Superstore and turn left at the traffic light junction onto Longmoor Lane. Continue in the direction of Long Eaton, taking and eventual left hand turn onto Victor Crescent and follow the bend in the road round to the right and the property can eventually be found on the left hand side, identified by our For Sale Board.

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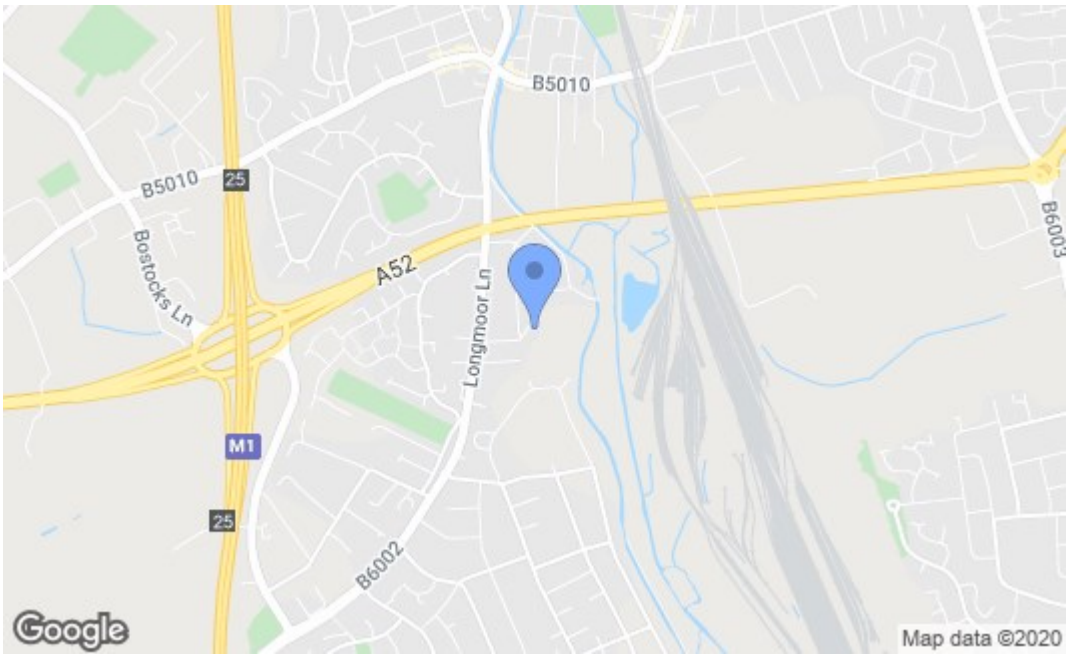

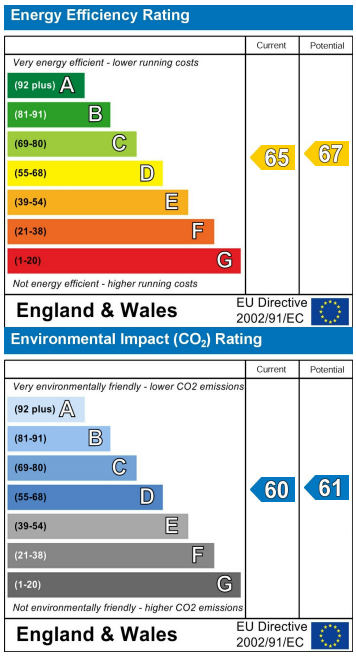

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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