



Taft Avenue  
Sandiacre, Nottingham NG10 5PX

**Offers Over £195,000 Freehold**

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN THREE BEDROOM END TOWN HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC.

This property was once the show home for Taft Avenue and has only had one owner since construction.

With accommodation over two floors, the accommodation comprises entrance hall, bay fronted living room, dining room, kitchen and conservatory incorporating a utility area to the ground floor. The first floor landing then provides access to three bedroom (two of which with fitted wardrobes) and a bathroom.

The property also benefits from front and rear gardens, side driveway and double glazing to external windows/doors.

Central heating is fitted to the property. However, the current boiler system is not working and will need investigating and potentially replacing by the onward purchaser.

The property is located favourably in this quiet and established residential cul de sac location within easy reach of excellent nearby schooling for all ages. There is also easy access to nearby shops, services and amenities in the neighbouring towns of Stapleford and Long Eaton. For those needing to commute, there are great transport links on the doorstep 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 will make an ideal first time buy or young family home. We highly recommend an internal viewing.



#### ENTRANCE HALL

5'4" x 2'10" (1.63 x 0.87)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, wall mounted electrical consumer unit. Door to living room.

#### LIVING ROOM

15'7" x 12'3" (4.76 x 3.75)

Double glazed bay window to the front, radiator, coving, media points, wall mounted four bar gas fire (not tested), useful understairs storage space, archway opening through to the dining area.

#### DINING AREA

7'9" x 7'4" (2.38 x 2.26)

Coving, door to kitchen, further panel and glazed door to the conservatory.

#### CONSERVATORY

13'4" x 11'7" (4.08 x 3.55)

Brick and double glazed construction with pitched and sloping roof with double glazed French doors opening out to the garden, radiator, power and lighting points, utility corner with worktop space and plumbing for washing machine, space for tumble dryer.

#### KITCHEN

7'10" x 7'9" (2.39 x 2.38)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink with draining board and mixer tap. Tiled splashbacks, space for cooker and under-counter kitchen appliances, wall mounted 'Worcester' boiler (not currently operating), window to the conservatory (not double glazed), shelving.

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access point to large loft space, airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

10'1" x 9'2" (3.08 x 2.80)

Double glazed window to the front (with fitted blinds), fitted wardrobes, radiator, overhead storage cupboards.

#### BEDROOM TWO

9'4" x 9'2" (2.85 x 2.80)

Double glazed window to the rear (with fitted roller blind), radiator, range of fitted wardrobes with matching overhead storage cupboards to one wall.

#### BEDROOM THREE

7'2" x 6'5" (2.20 x 1.97)

Double glazed window to the front (with fitted roller blind), radiator.

#### BATHROOM

6'8" x 5'8" (2.05 x 1.75)

Three piece suite comprising panel bath with electric shower over, wash hand basin, push flush WC. Double glazed window to the rear (with fitted blinds), partial wall tiling, wall mounted bathroom cabinet, radiator.

#### OUTSIDE

To the front of the property there is a front lawn with pathway providing access to the front entrance door. A gravel driveway then leads down the left hand side of the property providing off-street parking for two vehicles with gated access leading through to the rear.

#### TO THE REAR

The rear garden is walled and fenced to the boundary lines with a shaped lawn section, pathway and patio area, pedestrian access leading back to the driveway.

#### DIRECTIONAL NOTE

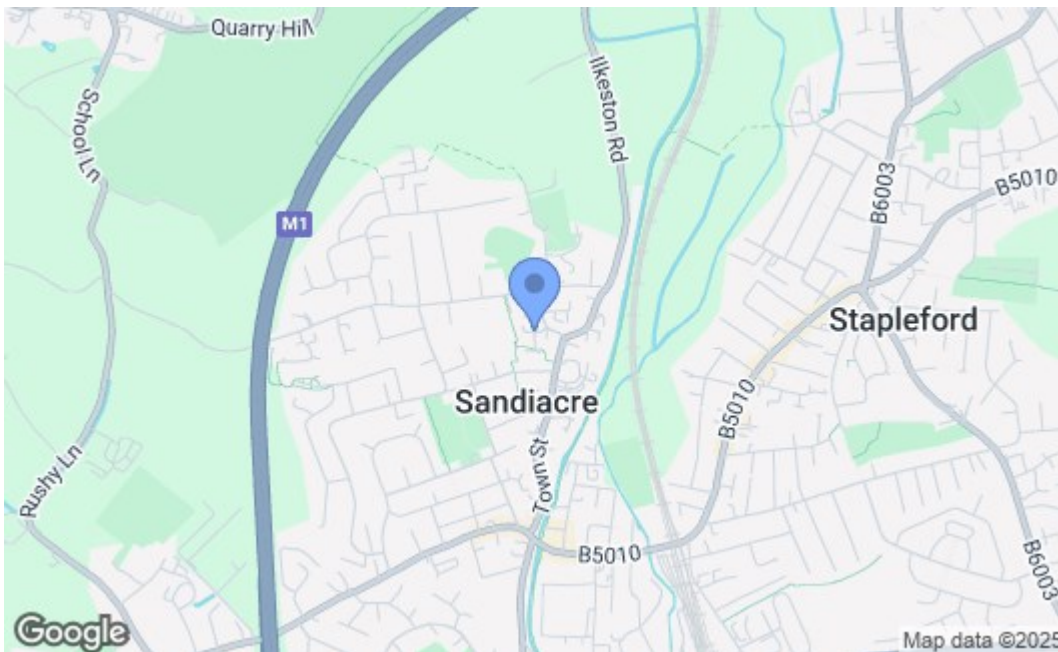
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Where the road bends to the right, turn left onto Church Street and after the bend in the road, turn left onto Taft Avenue. Take the first right along the block paving and the property can be found at the end of the row, on the right hand side.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.