Robert Ellis

look no further. . .

A TWO BEDROOM END TOWN HOUSE.

Linden Grove

Sandiacre, Nottingham NG10 5EG

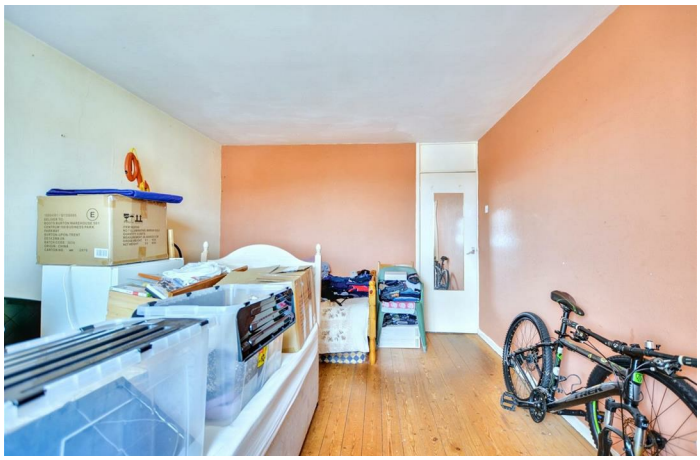
Offers Over £150,000 Freehold

Situated in an elevated position can be found this two double bedroom neo-Georgian style end town house.

Centrally heated and double glazed, this property is competitively priced to reflect that some refurbishment is required and therefore offers fantastic potential for first time buyers in particular to put their own mark upon it.

The property is situated in a cul de sac with other properties and has the benefit of a single garage in adjacent courtyard block. Sandiacre offers a variety of local shops and amenities, schools and bus services, and sits as a convenient residential suburb between the larger cities of Nottingham and Derby, and the towns of Stapleford and Long Eaton. For those looking to commute further afield, the A52 and Junction 25 of the M1 motorway are a few minutes away.

Offered for sale with NO CHAIN. Viewing is recommended to appreciate the potential on offer.



ENTRANCE HALL
Front entrance door, stairs to the first floor.

LIVING ROOM
16'9" x 10'9" (5.11 x 3.3)
Understairs store cupboard, radiator, double glazed bay window to the front.

DINING KITCHEN
13'10" x 8'0" (4.22 x 2.44)
Range of fitted wall and base cupboards with work surfacing and inset single bowl sink unit with single drainer. Gas/electric cooker point with extractor hood over. Plumbing for washing machine and appliance space. Table and chair space, radiator, double glazed window to the rear. Newly replaced uPVC double glazed rear exit door.

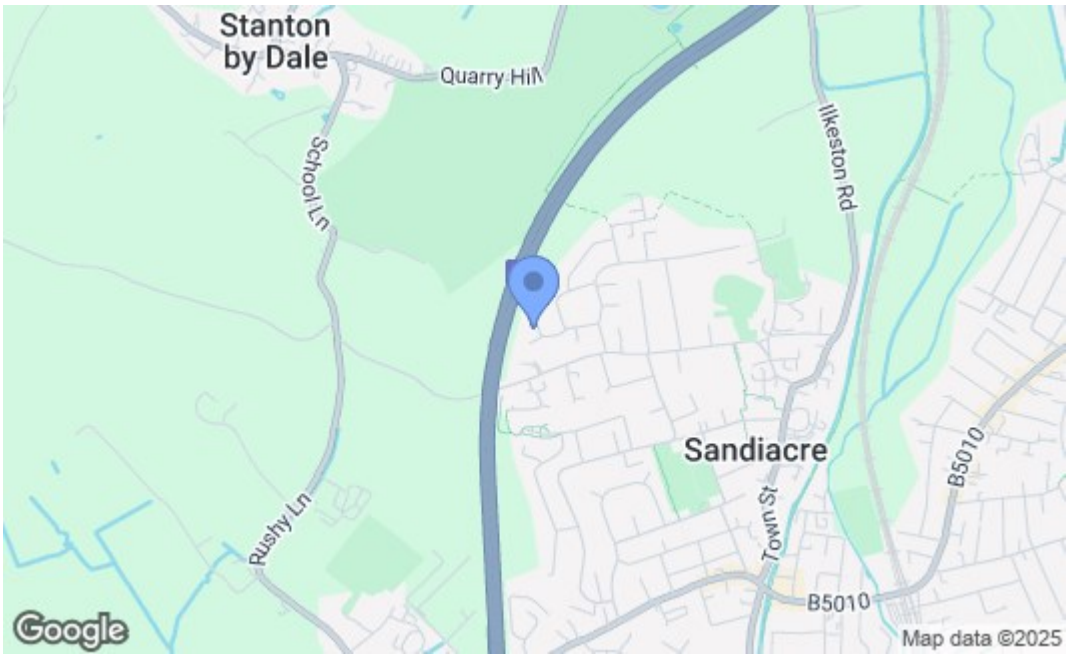
FIRST FLOOR LANDING
Built-in airing cupboard housing gas boiler (for central heating and indirect feed hot water), hot water cylinder.

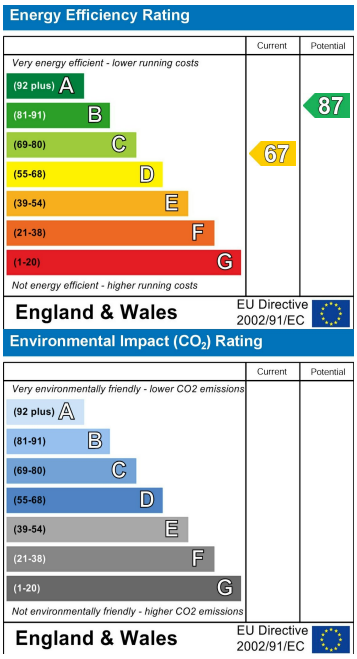
BEDROOM ONE
14'0" x 10'9" (4.28 x 3.3)
Built-in wardrobe, double glazed window to the front.

BEDROOM TWO
10'9" x 8'1" (3.3 x 2.48)
Double glazed window to the rear.

BATHROOM
Three piece suite comprising wash hand basin, low flush WC, bath with electric shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated in an elevated position and set back from the road with a front garden laid to lawn, flanked to one side with shrub beds. To the rear, there is an enclosed rear garden tiered over two levels with generous patio area and steps leading to a further garden, gravelled for ease of maintenance. The property benefits from a single garage which is located in a courtyard/garage block situated in the right hand corner of the cul de sac.





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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