Robert Ellis

look no further. . .

Victoria Road
Sandiacre, Nottingham NG10 5JE

A BAY FRONTED THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,995 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises open plan bay fronted living room and a full width dining breakfast kitchen. The first floor landing provides access to three bedrooms and a relatively recently installed four piece bathroom suite.

The property also benefits from gas fired central heating from a recently re-fitted combination boiler, double glazing and enclosed garden space incorporating a brick outbuilding, outside WC and full width garden workshop to the foot of the plot.

The property sits favourably within close proximity of excellent nearby transport links to and from the surrounding areas, such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to nearby schooling for all ages, as well as shops, services and amenities in Sandiacre itself and the neighbouring towns of Stapleford and Long Eaton.

Although requiring a degree of modernisation and improvement, we believe the property will make an ideal first time buy. We highly recommend an internal viewing.

LIVING ROOM
18'4" x 14'0" (5.60 x 4.27)
uPVC panel and double glazed Georgian-style front entrance door with double glazed windows surrounding the door set within a decorative archway, matching Georgian-style double glazed bay window to the front, feature Adam-style fire surround with tiled hearth with inset gas fire, 2 x radiators, media points, wall light points, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard housing the meters. Door to kitchen.

KITCHEN DINER
18'4" x 11'11" (5.61 x 3.64)
The kitchen area comprises a matching range of fitted base storage cupboards with wall mounted corner display cabinet, roll top work surfaces, inset single sink and draining board, Rangemaster cooker with five ring gas hob and hot plate, plumbing for washing machine (included within the sale), full height fridge/freezer (included with the sale), two double glazed windows to the rear, uPVC panel and double glazed exit door to outside, telephone points, radiator, ample space for dining table and chairs, additional double glazed window to the side, coving, decorative ceiling rose.

FIRST FLOOR LANDING
Decorative wood spindle balustrade continued from the staircase, radiator, double glazed window to the side. Doors to all bedrooms and bathroom.

BEDROOM ONE
12'6" x 11'10" (3.83 x 3.62)
Georgian-style double glazed window to the front, radiator, coving, spotlights, range of fitted bedroom furniture including full height wardrobes and drawers.

BEDROOM TWO
12'4" x 10'10" (3.76 x 3.32)
Double glazed window to the rear overlooking the rear garden, radiator, media points, freestanding wardrobes.

BEDROOM THREE
6'7" x 5'7" (2.03 x 1.71)
Georgian-style double glazed window to the front, radiator, coving, loft access point with slide-down loft ladders to a boarded, carpeted, lit and insulated loft space (ideal for storage).

SHOWER ROOM
8'11" x 6'11" (2.73 x 2.11)
Modern recently re-fitted four piece suite comprising a tiled and enclosed shower cubicle with glass screen and sliding doors with drench mains shower over, matching sinks with two storage drawers beneath and mirror fronted storage cabinets above both with mixer taps, push flush WC and bidet. Fully tiled walls and floor, chrome ladder towel radiator, double glazed window to the rear (with fitted blinds), spotlights, extractor fan.

OUTSIDE
To the front of the property there is a small front garden designed for straightforward maintenance with a dwarf brick boundary wall with pathway leading down the side of the property to the rear garden and front entrance door.

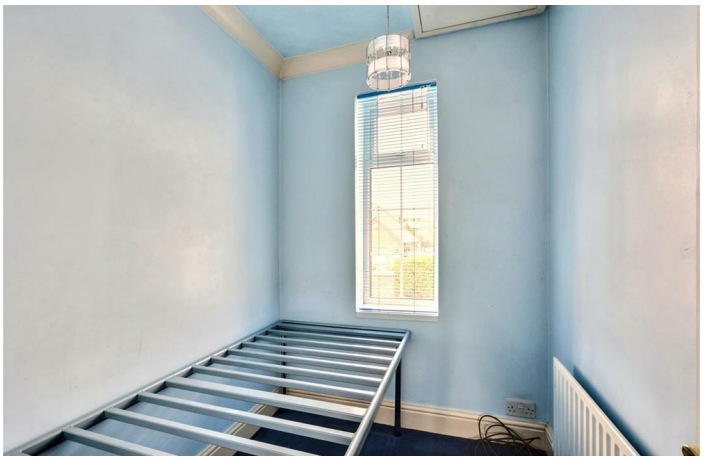
TO THE REAR
The rear garden is of a good proportion (ideal for families) enclosed by timber fencing to the boundary line, good size initial paved patio seating area with matching pathway providing access to the foot of the plot. Garden lawn and planted borders housing a variety of bushes. Within the garden there is a useful brick store and a working external WC, as well as an outside water tap. To the foot of the plot there is a good size workshop (ideal for storage).

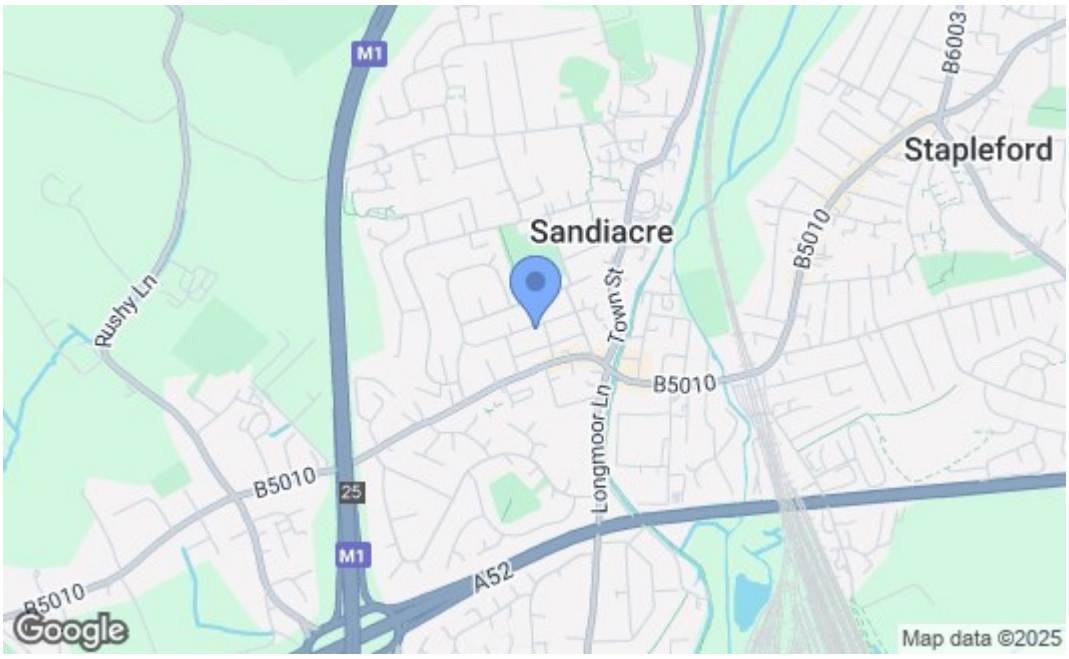
OUTSIDE WC
5'2" x 2'9" (1.58 x 0.86)
uPVC door from the garden, window and low flush WC.

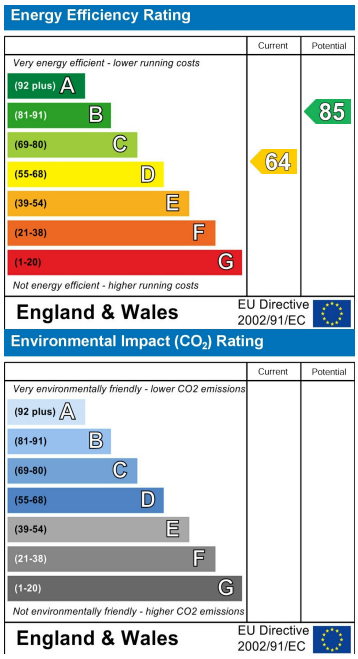
OUTSIDE UTILITY
5'1" x 4'11" (1.55 x 1.52)
uPVC door from the garden, power and lighting.

WORKSHOP
19'5" x 15'1" (5.93 x 4.60)
Spanning the full width of the plot with double opening doors to the front with windows to either side, power and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. At Sandiacre crossroads, continue straight across onto Derby Road. Take the first right at the side of the Co-Op onto King Edward Street and then take a left turn onto Victoria Road. The property can then be found on the left hand side, identified by our For Sale board.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044