



Dorothy Avenue  
Sandiacre, Nottingham NG10 5LH

**£190,000 Freehold**

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.



A traditional two double bedroom semi detached house situated in a prime residential location.

Benefitting from central heating served from a combination boiler and double glazed windows throughout, the property is in a clean and tidy condition and requires an element of modernisation, there offering fantastic potential for the purchaser to make this into their own home.

A shared driveway at the side leads to gated off-street parking and a single garage. The rear gardens are attractively landscaped and well maintained. The accommodation comprises entrance hall, lounge and semi open plan dining kitchen with a double glazed conservatory beyond. To the first floor, the landing provides access to two double bedrooms and shower room/WC.

Situated in this established residential location within walking distance of local amenities, including a regular bus service, Co-Op, Lidl, doctors and dentists. The area offers great commutability being a short drive to the A52 linking Nottingham and Derby, as well as Junction 25 of the M11 motorway.

We believe this property will make a fantastic first purchase and is offered for sale with NO CHAIN.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

## LOUNGE

14'7" x 13'5" (4.47 x 4.11)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

16'8" x 9'3" (5.1 x 2.82)

The kitchen area comprises a range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob. Appliance space. Understairs store cupboard, double glazed window and door leading to the conservatory.

## CONSERVATORY

8'8" x 8'5" (2.65 x 2.57)

Plumbing for washing machine, double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and shower room.

## BEDROOM ONE

13'2" x 11'11" (4.02 x 3.65)

Walk-in overstairs closet with double glazed window, fitted wardrobes, radiator, double glazed window.

## BEDROOM TWO

9'3" x 8'10" (2.84 x 2.70)

Radiator, built-in airing cupboard with 'Vaillant' gas boiler (for central heating and hot water), double glazed window to the rear.

## SHOWER ROOM

A three piece suite comprising wash hand basin, low flush WC and shower cubicle. Heated towel rail, double glazed window.

## OUTSIDE

To the front, the garden is fenced and walled-in with gravel area and well maintained shrubs. A shared driveway at the side of the house with vehicle gates provides access to the rear and off-street parking leading to a single garage. The

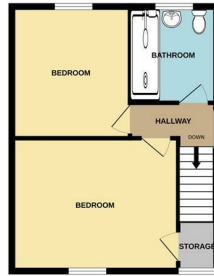
rear gardens have been well maintained with an expansive lawn, well tended variety of beds and borders. At the foot of the plot, there is a greenhouse.



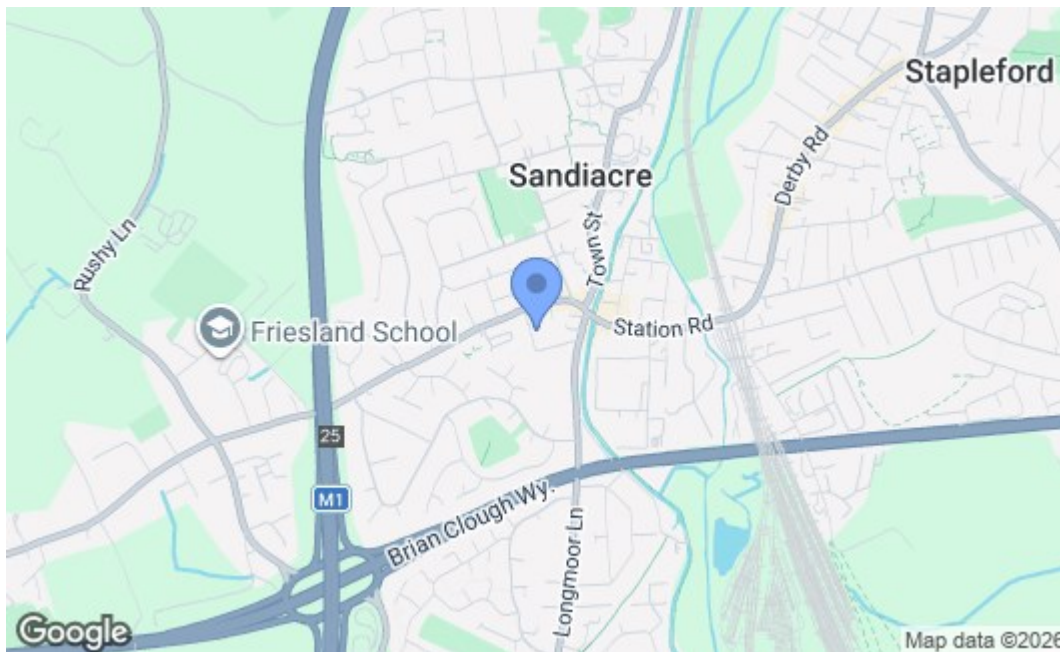


GROUND FLOOR

1ST FLOOR



When every attempt has been made to ensure the accuracy of the floorplan/ground floor measurement of plots, walls, stairs and any other items are approximate and no responsibility is taken for any errors or omissions in the plan. The plan is for general guidance only and does not constitute an offer of a contract. It is for your information only and should not be relied upon for any other purpose.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales 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.