Robert Ellis

look no further. . .

Wood Avenue
Sandiacre, Nottingham NG10 5FW

A THREE BEDROOM SEMI DETACHED HOUSE.

£205,000 Freehold

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A traditional three bedroom semi detached house offered for sale with NO CHAIN.

Centrally heated and double glazed, the property comes to the market with immediate vacant possession and requires some cosmetic improvement and is reflected in the competitive asking price. This allows the incoming buyer to make this into a fantastic long term family home, and great for first time buyers.

Benefitting from off-street parking to the front and generous rear gardens which offer great views over the surrounding area. Conveniently situated and a great location for both families and commuters alike as schools for all ages are within easy reach, as is a regular bus service, all the local amenities that Sandiacre has to offer, and the A52 for Nottingham, Derby and Junction 25 of the M1 is just a short drive away.

The accommodation comprises entrance porch, hallway, living room and open plan "L" shaped dining kitchen to the ground floor. The first floor landing provides access to three well proportioned bedrooms and family bathroom.

A viewing is recommended to appreciate the potential on offer.

ENTRANCE PORCH
uPVC double glazed windows and front entrance door, further uPVC double glazed door leading to the hallway.

HALLWAY
Radiator, stairs to the first floor, internal window to dining kitchen. Doors to dining kitchen and living room.

LIVING ROOM
16'6" x 10'1" (5.03 x 3.09)
Two radiators, double glazed window to the front, double glazed patio doors leading to rear garden.

DINING KITCHEN
16'6" reducing to 9'11" x 15'2" reducing to 9'10" (5.03 reducing to 3.04 x 4.63 reducing to 3.02)
Range of fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric one and a half oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher, space for fridge/freezer, understairs store cupboard, two radiators, double glazed windows to the front and rear, rear exit door.

FIRST FLOOR LANDING
Double glazed window, loft hatch with ladder. Built-in airing cupboard with gas combination boiler (for central heating and hot water).

BEDROOM ONE
10'6" x 10'1" (3.22 x 3.09)
Walk-in closet, radiator, double glazed window to the front.

BEDROOM TWO
8'11" x 13'1" (2.72 x 3.99)
Fitted wardrobes, dressing table and drawers, radiator, double glazed window to the front.

BEDROOM THREE
6'10" x 10'1" (2.10 x 3.08)
Radiator, double glazed window to the rear offering a great vista with far reaching views over the surrounding area.

BATHROOM
A three piece suite comprising pedestal wash hand basin, low flush WC and bath with thermostatically controlled shower over. Tiling to walls, radiator, double glazed window.

OUTSIDE
To the front is a partially hedged-in front garden. A driveway provides off-street parking. To the side is a covered gated pathway leading to the rear garden. The rear garden is hedged, fenced and enclosed with a patio area beyond the rear elevation. The central section of the garden is laid to lawn flanked with mature shrub beds. At the foot of the plot is a large patio terraced area and garden shed.

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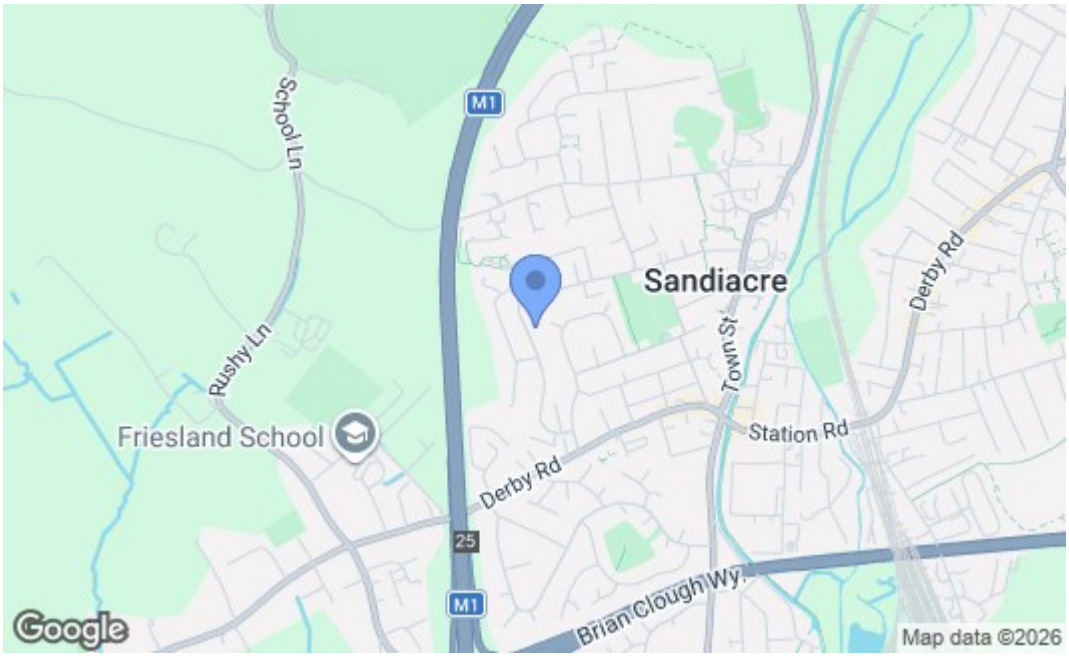
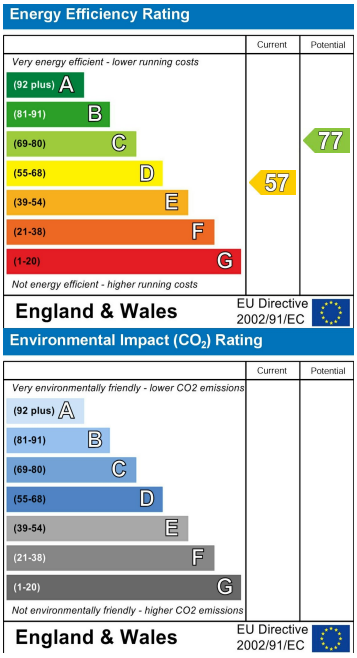
ESTATE AGENTS





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.