Robert Ellis

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Moores Avenue
Sandiacre, Nottingham NG10 5ED

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

£175,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

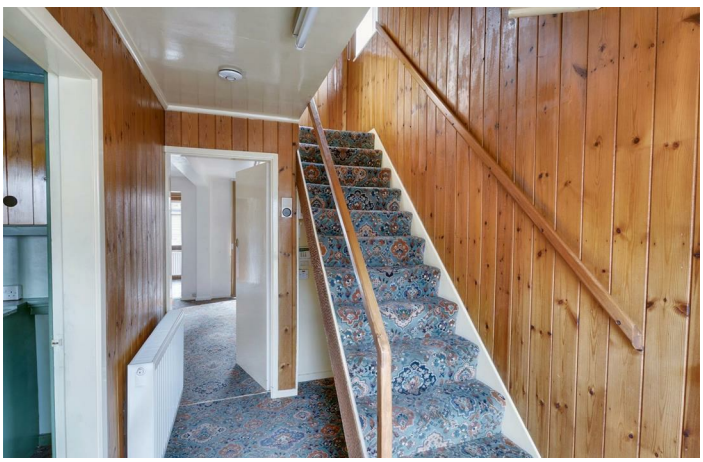
With accommodation over two floors, the ground floor comprises entrance hall, kitchen to the front, living room and dining area. The first floor landing then provides access to three bedrooms and a modern shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage and workshop.

The property is located in this popular and established residential cul de sac no-through road location in Sandiacre within close proximity of excellent nearby schooling for all ages.

There is also easy access to good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Although requiring a degree of modernisation, we believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



ENTRANCE HALL
11'1" x 5'10" (3.40 x 1.80)
uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with useful understairs storage space also housing the gas and electricity meters, radiator, decorative wall panelling. Doors to kitchen and living room.

KITCHEN
10'4" x 9'6" (3.15 x 2.90)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with contrasting worktop space with fitted double bowl sink unit with draining board and central mixer tap. Space for kitchen appliances, radiator, double glazed window to the front, tiled splashbacks, fitted roller blind to the front window, useful storage cupboard with shelving.

LIVING ROOM
15'9" x 12'8" (4.82 x 3.88)
uPVC panel and double glazed exit door to outside, radiator, media points. Opening through to dining area.

DINING AREA
9'6" x 9'0" (2.92 x 2.75)
Double glazed windows to both the side and rear (both with fitted roller blinds), radiator, decorative panelling to the walls and ceiling.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), decorative wall panelling, display shelving with a glass screen, storage cupboard with shelving and loft access point to a partially boarded and insulated loft space which also houses the gas fired central heating boiler.

BEDROOM ONE
10'11" x 9'6" (3.33 x 2.92)
Double glazed window to the front (with fitted roller blind), radiator, fitted double wardrobe with overhead storage cupboards and additional fitted storage cabinets.

BEDROOM TWO
11'4" x 9'2" (3.46 x 2.81)
Double glazed window to the front (with fitted roller blind), radiator, fitted double wardrobe with overhead storage cupboard and display shelving.

BEDROOM THREE
9'1" reducing to 7'8" x 6'0" (2.79 reducing to 2.36 x 1.83)
Double glazed window to the rear, radiator, a range of fitted shelving and built-in double wardrobe.

SHOWER ROOM
6'9" x 5'10" (2.07 x 1.80)
Three piece suite comprising walk-in tiled shower cubicle with 'Mira Jump' electric shower, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, radiator, wall mounted double mirror fronted bathroom cabinet, wall mounted fan, double glazed window to the front.

OUTSIDE
To the front of the property there is a driveway access point via a lowered kerb entrance which continues down the right hand side of the property providing off-street parking and opening out into the rear garden and detached garage. The front garden as an array of planted borders housing a variety of shrubbery. The driveway continues down the right hand side of the property and opens out into the rear garden which is designed for ease of maintenance being predominantly paved with planted borders and rockery housing a variety of bushes and shrubbery. Within the garden there is access to a detached brick built garage and workshop. External lighting point and water tap.

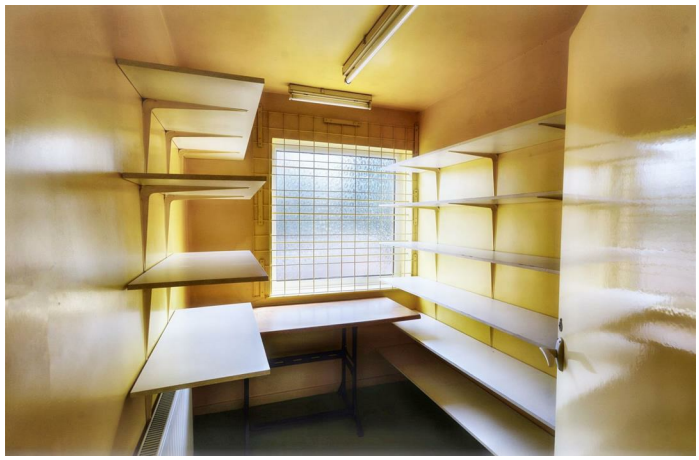
GARAGE
24'3" x 8'10" (7.40 x 2.70)
Double doors opening to the front, power and lighting points, fixed work bench and shelving, additional personal access door to the side and ladder access to a mezzanine storage area with additional lighting.

GARDEN OFFICE/WORKSHOP
11'11" x 8'5" (3.65 x 2.57)
Timber constructed making useful garden office or workshop with power, lighting and a range of fixed storage cupboards and wardrobes.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. At the bend in the road, veer right onto Lenton Lane and take a left hand turn onto Starch Lane. Take the first right onto Moores Avenue and the property can be found on the right hand side, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band B.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Standard 15mbps, Superfast 80mbps, Ultrafast 1000mbps
Phone Signal – O2 = Good - EE, Three & Vodaphone = Average
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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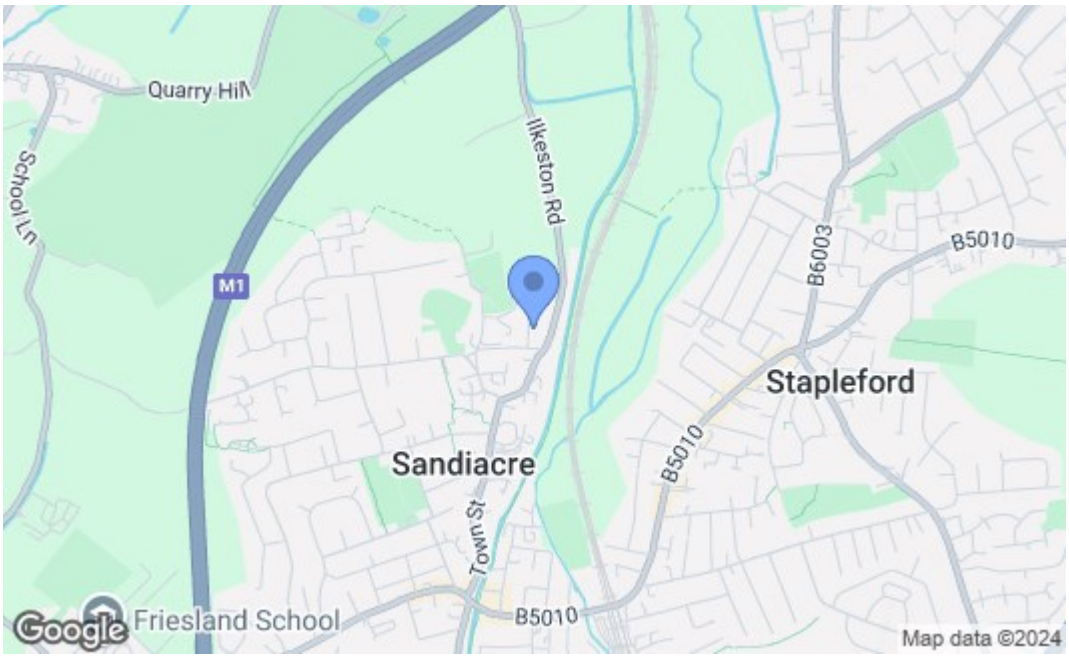

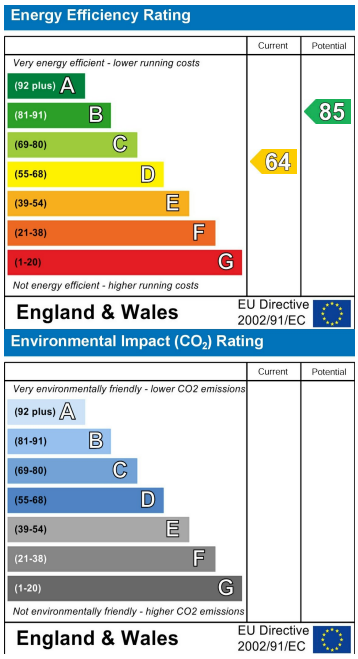

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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