Robert Ellis

look no further. . .

King Edward Street
Sandiacre, Nottingham NG10 5BS

THREE DOUBLE BEDROOM VICTORIAN
SEMI DETACHED HOUSE

£190,000 Freehold

AN INSTANTLY ATTRACTIVE, THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE.

This period property retains some original features and is surprisingly spacious. The accommodation comprises entrance hall, lounge, separate dining room and open plan dining kitchen. To the first floor the landing provides access to three double bedrooms and bathroom/w.c.

The property is conveniently situated close to the town centre of Sandiacre, within walking distance of local shops and amenities including Co-op, Lidl, a regular bus service linking Nottingham and Derby and schools for all ages. For those wishing to commute, the A52 and junction 25 of the M1 Motorway is a short drive away.

Offered for sale with no chain, the property is double glazed throughout and in clean and tidy condition and offers fantastic potential for first time buyers to make into a great family home.

ENTRANCE HALL
Front entrance door, oak wood floor (under carpet,) original corbelled arch and stairs to the first floor.

LOUNGE
14'5" x 12'0" (4.4 x 3.68)
Flame effect gas fire, electric heater, original coving to ceiling and double glazed bow window to the front.

DINING ROOM
12'9" x 10'1" (3.9 x 3.09)
Electric heater and double glazed window to the rear.

DINING KITCHEN
17'8" x 9'10" (5.4 x 3.01)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing and space for washing machine and appliance space. Electric heater, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Fitted cupboard, doors to bedrooms and bathroom.

BEDROOM 1
15'10" x 11'5" (4.85 x 3.48)
Electric heater and double glazed windows to the front.

BEDROOM 2
13'0" x 10'2" (3.97 x 3.1)
To one wall, currently hidden by wallpaper can be found a mural depicting a scene from Snow White & the Seven Dwarfs drawn over 50 years ago by acclaimed artist Norman Beardsley. Double glazed windows to the rear.

BEDROOM 3
11'1" x 10'2" (3.4 x 3.11)
Double glazed window to the rear.

BATHROOM
Incorporating a Three piece suite comprising wash hand basin, low flush w.c. and panel bath with electric shower over. Wall mounted gas fired water heater. Double glazed window.

OUTSIDE
Walled in front garden with gated pedestrian access at the side leading to the rear garden. The rear garden is enclosed and hard landscaped for ease of maintenance with two outhouses, one housing a gardeners w.c., paved areas and raised garden area.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre and proceed over the bridge into Station Road, Sandiacre. At the traffic light crossroads continue over and then turn almost immediately right onto King Edward Street, where the property can be found on the left hand side, identified by our For Sale Board.

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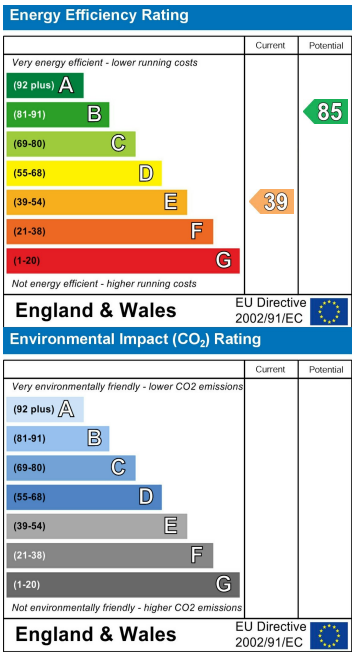

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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