



**Margaret Avenue  
Sandiacre, Nottingham NG10 5JW**

**AN EXTENDED TWO BEDROOM END  
TERRACED HOUSE WITH PARKING &  
ENCLOSED GARDEN.**

**Offers Over £190,000 Freehold**



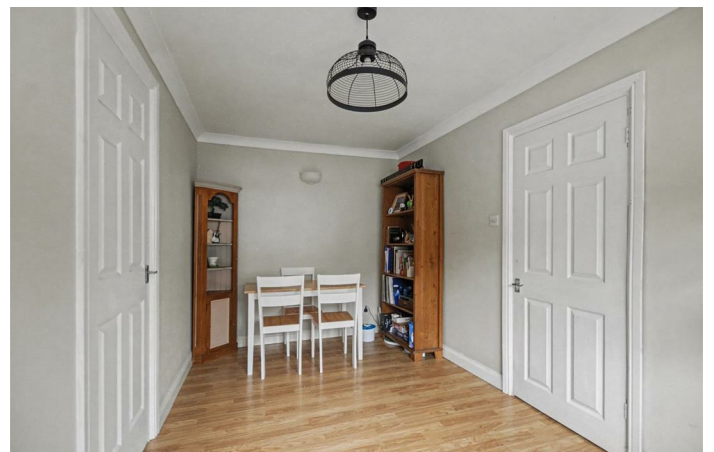
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTENDED AND WELL PRESENTED TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, living room, separate dining room and extension kitchen. The first floor landing then provides access to two bedrooms and a central bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and enclosed garden space to the rear.

The property sits within easy reach of excellent nearby schooling for all ages, great open spaces and for those needing to commute, there are good transport links on the doorstep such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and trains stations situated in Ilkeston and Sawley/Long Eaton.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

3'4" x 3'3" (1.02 x 1.00)

uPVC panel and double glazed front entrance door, staircase rising to the first floor. Door to living room.

## LIVING ROOM

14'4" x 14'2" reducing to 10'11" (4.39 x 4.32 reducing to 3.33)

Double glazed windows to both the front and side (with fitted blinds), radiator, laminate flooring, coving, media points, useful understairs storage space. Door to dining room.

## DINING ROOM

14'2" x 7'10" (4.32 x 2.41)

Laminate flooring, double glazed window to the side (with fitted blind), coving, radiator, wall light point. Door to the kitchen.

## KITCHEN

12'5" x 8'2" (3.81 x 2.49)

The kitchen comprises a matching range of base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, tiled splashbacks, plumbing for washing machine, space for full height fridge/freezer, double glazed window to the rear (with fitted blind), uPVC panel and double glazed door to outside, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM ONE

14'4" x 8'7" (4.39 x 2.64)

Double glazed window to the rear, radiator.

## BEDROOM TWO

10'11" x 7'10" (3.33 x 2.41)

Double glazed window to the front, radiator. Useful overstairs storage closet with loft access point to an insulated and lit loft space.

## BATHROOM

7'9" x 5'5" (2.38 x 1.67)

Modern white three piece suite comprising tiled-in bath with foldaway glass shower screen, mixer tap and shower attachment over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, double glazed window to the side, radiator, LED spotlights, extractor fan.

## OUTSIDE

To the front of the property, there is a block paved frontage providing off-street parking which continues down the right hand side of the property with access to the front entrance door and gated pedestrian access leading into the rear garden.

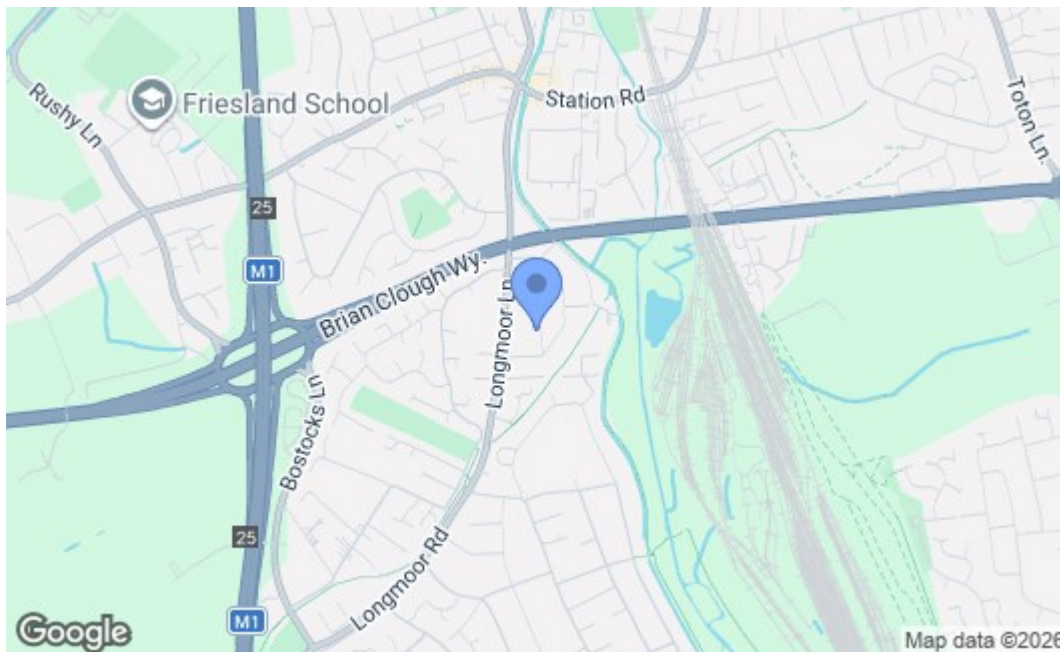
## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line incorporating a lawn and patio with chipped bark and planted borders housing a variety of bushes and shrubbery. Within the garden, there is pedestrian gated access which leads back to the side and front driveway, useful timber storage shed, water tap and lighting point. Block paved patio seating area and side paved courtyard.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take a left hand turn onto Austins Drive and take the first right onto Margaret Avenue. The property can be found on the corner, identified by our For Board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.