



**Poplar Avenue  
Sandiacre, Nottingham NG10 5ET**

**£162,000 Freehold**

A TWO BEDROOM GEORGIAN-STYLE  
TOWN HOUSE OFFERED FOR SALE WITH  
NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED GEORGIAN-STYLE TWO BEDROOM MID TOWN HOUSE SITUATED IN AN ELEVATED POSITION WITH FANTASTIC VIEWS. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, spacious bay fronted living room and breakfast kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from a newly fitted gas fired central heating combination boiler, double glazing, front and rear gardens, and parking accessed directly to the rear.

The property sits in this quiet residential, no-through road cul de sac location, in an elevated position with fantastic views to the front, whilst also being conveniently located close to nearby schooling, as well as good road networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

5'6" x 4'10" (1.70 x 1.48)

uPVC panel and double glazed front entrance door with stained glass top panel, radiator, staircase rising to the first floor, wall mounted thermostat, electrical consumer box. Door to living room.

### LIVING ROOM

18'9" x 10'7" (5.72 x 3.25)

Georgian-style double glazed bay window to the front with display windowsill, radiator, media points, brick fireplace with inset display shelving, useful understairs storage cupboard with shelving and coat pegs. Door to breakfast kitchen.

### BREAKFAST KITCHEN

13'10" x 8'7" (4.22 x 2.64)

The kitchen is equipped with a matching range of "U" shaped base and wall storage cabinets and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker, plumbing for washing machine, space for full height fridge/freezer, fitted extractor canopy, decorative tile splashbacks, radiator, ample space for dining table and chairs, two Georgian-style double glazed windows to the rear, matching uPVC panel and Georgian-style exit door leading through to the rear garden.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point. Boiler cupboard housing the newly fitted gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

13'6" x 10'8" (4.13 x 3.26)

Georgian-style double glazed window to the front, radiator, useful fitted storage cupboard with shelving and hanging rail.

### BEDROOM TWO

11'0" x 7'8" (3.36 x 2.36)

Georgian-style double glazed window to the rear overlooking the rear garden and adjoining parking space, radiator.

### BATHROOM

8'5" x 5'10" (2.59 x 1.78)

Three piece suite comprising bath with Gainsborough Elite electric shower over, low flush WC and wash hand basin with tile splashbacks. Georgian-style double glazed window to the rear, partial tiling to the walls, radiator, wall mounted bathroom cabinet.

### OUTSIDE

To the front, the property is situated in an elevated position with stepped access from the front parking area. The front garden is designed for low maintenance, being stoned with uPVC trim edge panels and pathway providing access to the front entrance door.

### TO THE REAR

The rear garden is enclosed by a combination of timber fencing with concrete posts and gravel boards and hedgerows to the boundary lines. Rear access gate leading to the parking area. The garden is designed for straightforward maintenance, being predominantly paved making and ideal seating area with decorative plum slate chippings and a further patio area to the foot of the plot, currently housing a storage shed. Within the garden there is also an external water tap and lighting point.

### PARKING AREA

Accessed directly to the rear of the property, currently housing a containing (to be either included within the sale or removed just allowing for a parking space).

### DIRECTIONAL NOTE

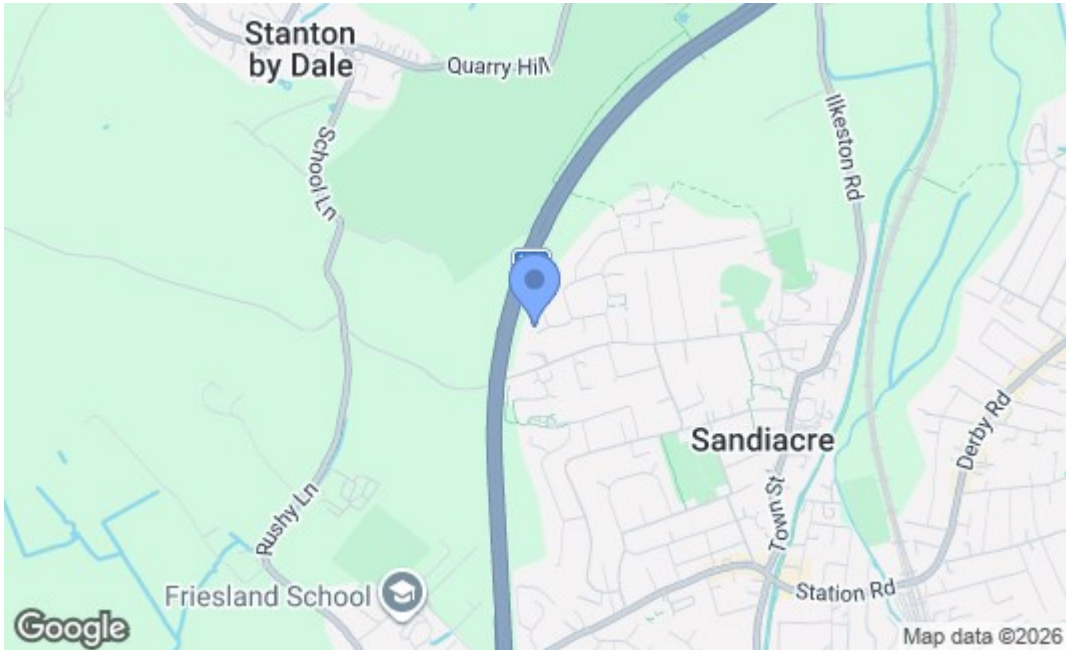
From our Stapleford Branch on Derby Road, proceed away from Stapleford, heading for Sandiacre, passing Lidl and turning right at the Sandiacre traffic lights onto Town Street. Proceed parallel with the canal before taking a turning to the left at the bend in the road onto Church Street and follow the road round passing Sandiacre Town Football Club, heading out of Sandiacre towards Stanton by Dale. Look for and take an eventual right hand turn onto Coronation Avenue and then take a left hand turn onto Chestnut Grove. Veer left and continue along Poplar Avenue and the property can then be found at the head of a cul de sac in an elevated position, identified by our For Sale board.







We warrant that the information contained in this document is true and correct to the best of our knowledge and belief. We warrant that the information contained in this document is true and correct to the best of our knowledge and belief. We warrant that the information contained in this document is true and correct to the best of our knowledge and belief.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 89        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 59      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| 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) 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 |         |           |
| 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.