



**Moores Avenue
Sandiacre, Nottingham NG10 5ED**

A TWO BEDROOM MID TOWN HOUSE.

Offers Over £125,000 Freehold



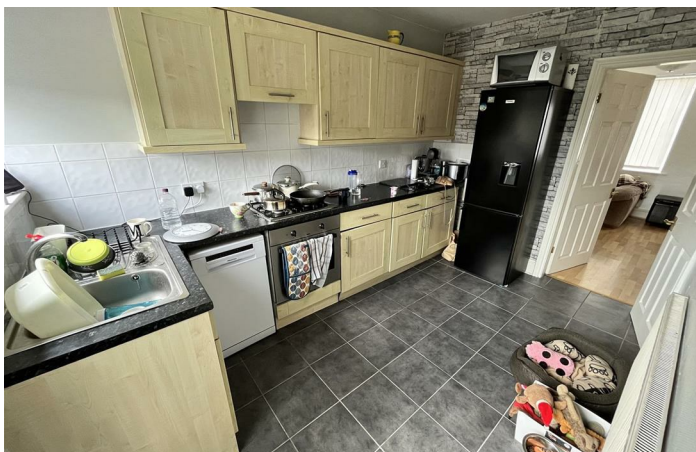
ROBERY ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET CUL DE SAC NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises living room, kitchen, rear lobby and utility. The first floor landing then provides access to two double bedrooms and a four piece bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler, double glazing, double driveway and generous enclosed garden space to the rear.

The property sits favourably within this quiet residential cul de sac no-through road location in Sandiacre within easy reach of good schooling for all ages, nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy, young family home or investment opportunity and highly recommend internal viewing.



LIVING ROOM

11'11" x 11'10" (3.64 x 3.61)

uPVC panel and double glazed front entrance door, double glazed window to the front, laminate flooring, radiator, TV point and door to kitchen.

KITCHEN

12'0" x 7'11" (3.67 x 2.42)

The kitchen is equipped with a matching range of fitted wall and base units with granite effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, space for fridge/freezer, plumbing for washing machine, inset single sink drainer with mixer tap, tiled splashback, tiled floor, radiator, uPVC double glazed window and uPVC door to rear. Useful understairs storage cupboard and opening through to the inner lobby.

INNER LOBBY

3'1" x 2'5" (0.96 x 0.74)

Staircase rising to the first floor, tiled floor and opening to utility space.

UTILITY SPACE

4'4" x 3'5" (1.33 x 1.05)

Plumbing for washing machine, space for further storage and double glazed window to the side.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

12'9" x 12'0" (3.89 x 3.68)

Double glazed window to the front, exposed floorboards, radiator, useful overstairs storage cupboard housing the combi boiler and electrical consumer box.

BEDROOM TWO

12'2" x 9'7" (3.72 x 2.93)

Two double glazed windows to the rear with fitted blinds and radiator.

BATHROOM

8'9" x 5'9" (2.69 x 1.77)

Four piece suite comprising bath with shower attachment

and separate shower cubicle with mains ran shower, wash hand basin and push flush WC. Double glazed window to the front, tiled walls and extractor fan.

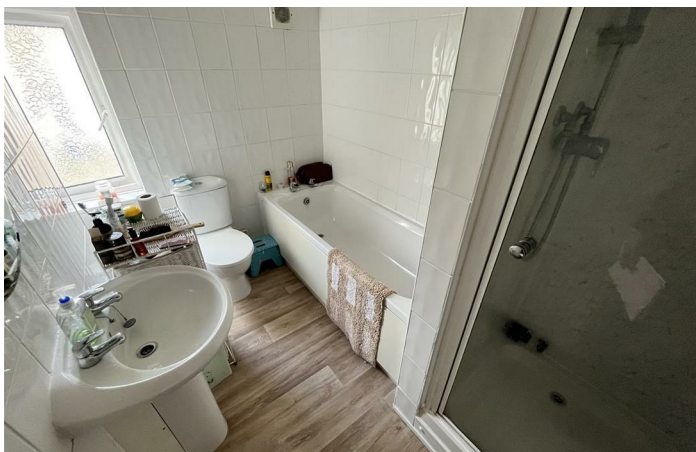
OUTSIDE

To the front there is a double gravel driveway providing off-street parking with an electric car charging point and side access from pedestrian gate into the rear garden. Into the rear garden there is a good sized patio entertaining space leading onto an enclosed lawn section, an external water tap, lighting point, garden shed and two useful brick outbuildings. Gated pedestrian access leading back around to the front.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed as if heading in the direction of Trowell. Take an eventual left hand turn prior to the mini roundabout onto Moorbridge Lane and continue over the bridge onto Stanton Gate. Continue along to the next T-junction before turning left continuing into Sandiacre along Ilkeston Road. Take a right hand turn onto Starch Lane and take an immediate right onto Moores Avenue. The property can be found on the right hand side.

Ref: 7649NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.