



Smedleys Avenue  
Sandiacre, Nottingham NG10 5JA

**£165,000 Freehold**

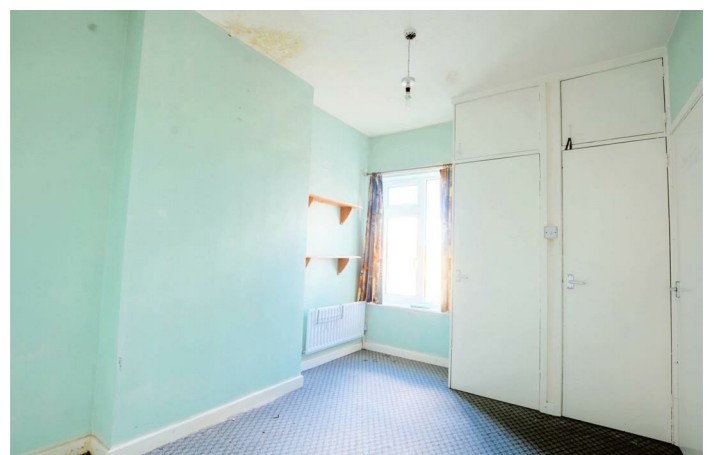
A SURPRISINGLY SPACIOUS THREE  
BEDROOM END TERRACED HOUSE.



This period property is situated at the end of this no-through road with the benefit of off-street parking and good size rear gardens. Conveniently situated a short walk from a regular bus service, doctor's surgery, as well as being close to local shops including Co-op and Lidl. Schools for all ages are within walking distance and those looking to commute further afield the A52 and Junction 25 of the M1 motorway is no more than 2 minutes away.

Centrally heated and double glazed, the accommodation comprises entrance porch, lounge, separate dining room, kitchen, rear lobby and ground floor bathroom. To the first floor, the landing provides access to three bedrooms, as well as cloakroom/WC.

Offered for sale with NO CHAIN. Requiring elements of modernisation, offering great potential for the incoming buyer to put their own mark upon it.



### ENTRANCE PORCH

Double glazed front entrance door. Door to lounge.

### LOUNGE

13'9" x 12'0" (4.2 x 3.67)

Radiator, double glazed window to the front.

### INNER LOBBY

With understairs store cupboard and open to the dining room.

### DINING ROOM

12'5" x 12'0" (3.80 x 3.66)

Door to staircase, radiator, double glazed window to the rear.

### KITCHEN

10'9" x 7'0" (3.28 x 2.14)

Fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Vaillant wall mounted gas boiler (for central heating and indirect hot water). Radiator, double glazed window to the rear. Door to the rear lobby.

### REAR LOBBY

Double glazed rear exit door. Door to the bathroom.

### BATHROOM

6'11" x 5'3" (2.12 x 1.62)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Radiator, double glazed window.

### FIRST FLOOR LANDING

Doors to bedrooms and cloaks/WC.

### BEDROOM ONE

11'1" x 12'0" (3.38 x 3.67)

Overstairs store cupboard, radiator, double glazed windows to the front.

### BEDROOM TWO

12'5" max x 8'11" (3.79 max x 2.72)

Fitted cupboard and airing cupboard housing water cylinder, radiator, double glazed window to the rear.

### BEDROOM THREE

7'4" x 6'11" (2.25 x 2.11)

Radiator, double glazed window to the rear.

### CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC, double glazed window.

### OUTSIDE

Small walled-in frontage, driveway at the side of the property providing off-street parking, this then tapers to a pathway with gate leading to the rear garden. The rear garden is enclosed with a yard/patio area and further garden laid to rough grass.

### DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, turn right onto Derby Road in the direction of Sandiacre. Follow the road over the motorway bridge and taking approx 2nd left by the Adam House Medical Centre on to Smedleys Avenue. The property can be found as the last property on the right hand side. Ref: 8275PS



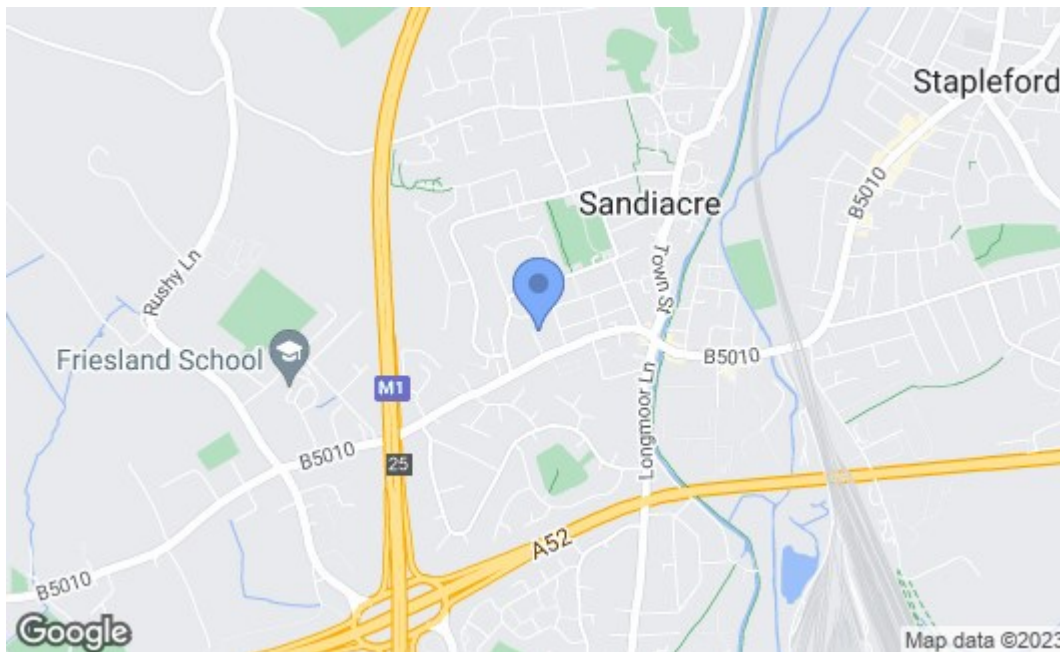
GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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