



Collin Avenue  
Sandiacre, Nottingham NG10 5JR

**£160,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE IN NEED OF GENERAL  
MODERNISATION AND IMPROVEMENT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, breakfast kitchen and conservatory. The first floor landing provides access to three bedrooms and a relatively modern bathroom.

The property also benefits from double glazing, gas central heating from a relatively modern combination boiler, and positioned in a quiet, no through-road location.

The property is located within easy reach of both towns of Stapleford and Long Eaton which offer a wide variety of national and independent retailers. There is also easy access to good schooling for all ages and good transport networks 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 a project for those looking to put their own stamp on the property.

We highly recommend an internal viewing.



### ENTRANCE HALL

10'3" x 5'5" (3.13 x 1.66)

uPVC panel and double glazed front entrance door, radiator, telephone connection point, staircase rising to the first floor with open spindle balustrade, door to the kitchen and door to the lounge.

### LOUNGE

12'1" x 10'1" (3.69 x 3.09)

uPVC double glazed bay window to the front (with fitted blinds), part wall paneling, electric ceiling fan, radiator, media points and inset log burning fireplace with brick surround and tile hearth.

### DINING KITCHEN

12'11" x 11'6" (3.95 x 3.52)

Equipped with a matching range of fitted base and wall storage cupboards with contrasting roll top work surface space incorporating counter-level single sink and draining board with tile splashbacks, space and plumbing for washing machine, cooker and full height fridge/freezer, radiator, tile floor, uPVC double glazed window to the rear, panel and double glazed door to the conservatory and further window to the rear (not double glazed). Internal viewing window through to the lounge, useful understairs storage pantry which also houses the Baxi gas fired combination boiler (for central heating and hot water purposes), lighting and shelving.

### CONSERVATORY

11'10" x 7'1" (3.61 x 2.18)

uPVC double glazed construction with double glazed exit door to outside, tiled floor, internal water tap, power and lighting points.

### FIRST FLOOR LANDING

Double glazed window to the side, loft access point and doors to all bedrooms and bathroom.

### BEDROOM ONE

10'0" x 9'0" (3.05 x 2.75)

Double glazed window to the front, radiator and fitted sliding door wardrobes.

### BEDROOM TWO

11'7" x 6'11" (3.55 x 2.12)

Double glazed window to the rear, radiator and sliding door central mirror fronted wardrobes and secondary loft hatch with a pull down loft ladder to a partially boarded and insulated loft space.

### BEDROOM THREE

7'8" x 7'6" (2.34 x 2.31)

Double glazed window to the rear, radiator and boxed-in fuse board meter cupboard.

### BATHROOM

7'4" x 5'4" (2.24 x 1.65)

Relatively modern white three piece suite comprising panel bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap and push flush WC. Decorative butterfly boarding, double glazed window to the front, wall mounted chrome heated ladder towel radiator, spotlights and mirror fronted bathroom cabinet.

### OUTSIDE

To the front of the property there is a small forecourt area accessed from the turning circle within the road itself, access to the front entrance door and a pedestrian gated access into the rear garden.

### REAR GARDEN

Enclosed by timber fencing to the boundary lines, general low maintenance with raised and planted flower borders housing space for bushes, plants and shrubbery. To the rear of the plot there is a timber storage shed (with power) and greenhouse. There is access to an external modern white push flush WC and pedestrian gated access leading back around to the front. Within the garden there is a useful brick external store just prior to the pedestrian gate.

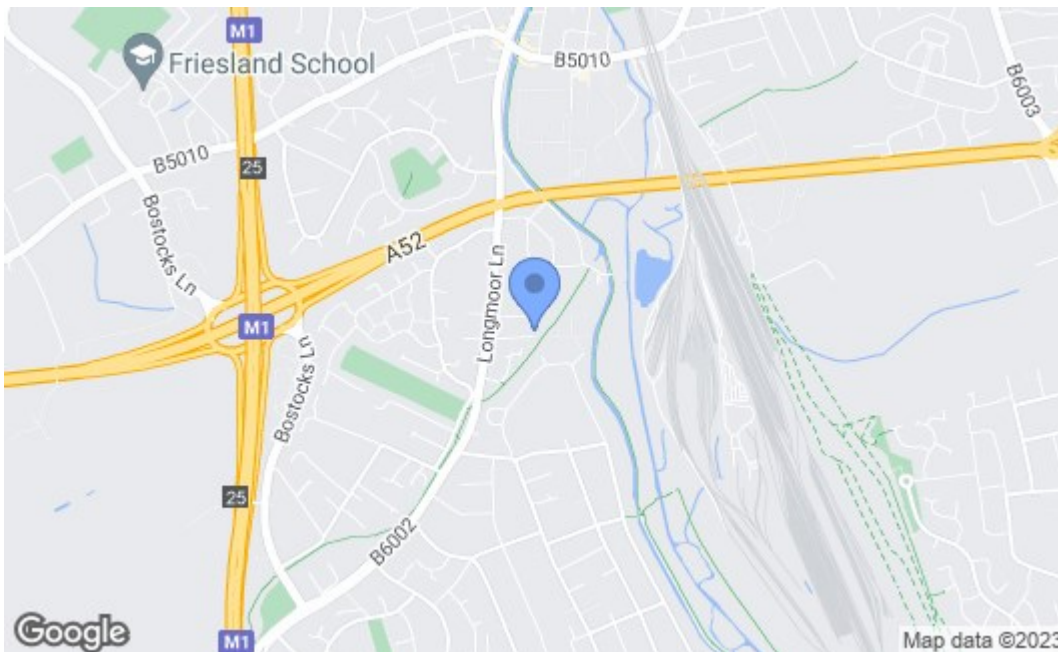
### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take an eventual left hand turn onto Collin Avenue where the property can be found at the end of the cul de sac on the left hand side identified by our For Sale board.

Ref: 7911NH



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.