Robert Ellis

look no further. . .

Smedleys Avenue
Sandiacre, Nottingham NG10 5JA

A TWO DOUBLE BEDROOM PERIOD END TERRACED COTTAGE.

£175,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TWO BEDROOM END TERRACED COTTAGE (BELIEVED TO DATE BACK TO THE MID 1700'S) SITUATED IN THIS NO-THROUGH ROAD LOCATION WITHIN THE HEART OF SANDIACRE.

Conveniently placed within walking distance of the regular i4 bus service linking Nottingham and Derby. There is also a vast array of local shops and facilities, as well as good transport links for commuting, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property benefits from uPVC double glazed windows, gas fired central heating from a combination boiler, off-street parking to the front and a generous rear garden.

The accommodation comprises front lounge, central dining room, kitchen and bathroom to the ground floor. The first floor landing then provides access to two bedrooms either side of the staircase.

We believe the property is ideally suited to first time buyers and is available for immediate occupation. Being well presented throughout, we recommend an internal viewing.

LOUNGE
10'11" x 10'6" (3.34 x 3.21)
Radiator, double glazed window to the front, central beam, laminate flooring, wooden front entrance door, media points.

DINING ROOM
11'11" x 11'8" (3.64 x 3.56)
Useful understairs storage cupboard, opening to the lobby which then offers the staircase rising to the first floor, radiator, double glazed window to the side, double glazed French doors opening out to the rear garden. Further door to kitchen.

INNER LOBBY
Staircase rising to the first floor, double glazed window to the side, meter cupboard.

KITCHEN
9'7" x 5'10" (2.93 x 1.79)
The kitchen comprises a range of base and wall storage cupboards with square edge work surfacing and stainless steel sink unit with single drainer and mixer tap. Built-in electric oven and hob with 'AEG' extractor fan over, tiled floor, double glazed window, spotlights, door to bathroom.

BATHROOM
8'8" x 6'7" (2.65 x 2.02)
The bathroom incorporates a white three piece suite comprising wash hand basin with storage unit beneath, push flush WC and shower cubicle with glass screen, decorative tiles and dual attachment mains ran shower. Double glazed window to the side, tiled floor, chrome ladder towel radiator, spotlights, extractor fan.

FIRST FLOOR LANDING
Doors to both bedrooms.

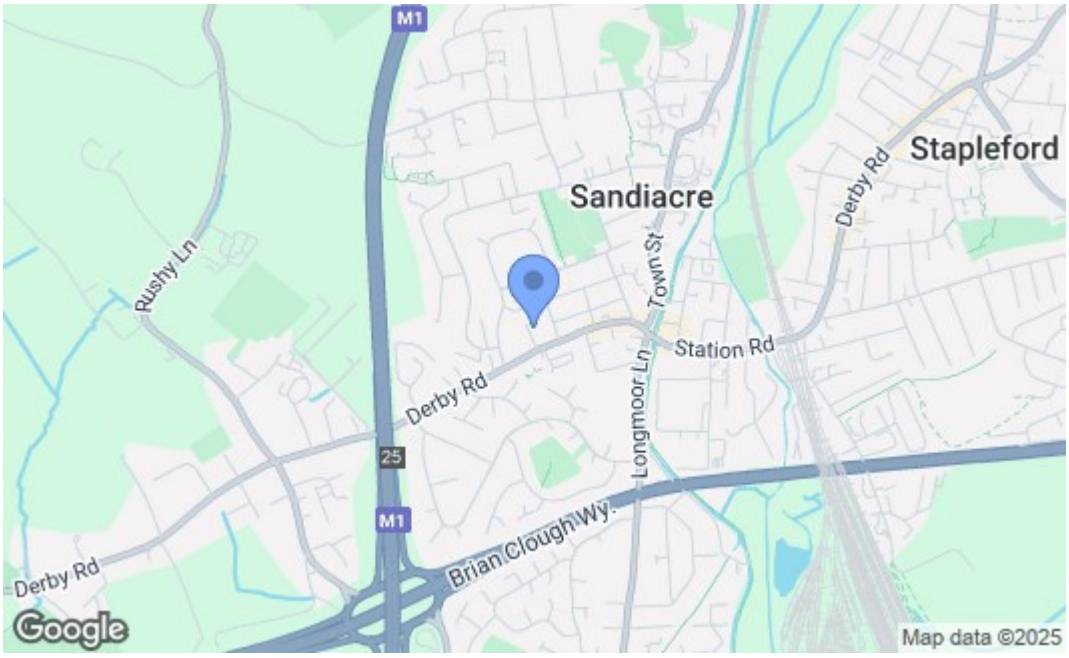
BEDROOM ONE
11'5" x 11'5" (3.50 x 3.48)
Radiator, double glazed window to the front.

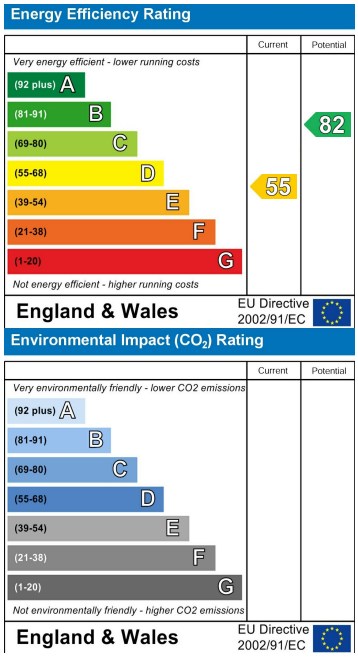
BEDROOM TWO
11'5" x 8'0" (3.50 x 2.44)
Radiator, double glazed window to the rear, useful overstairs storage cupboard housing the wall mounted gas fired combination boiler for central heating and hot water purposes.

OUTSIDE
To the front there is block paved hard standing which is suitable for off-street parking for one vehicle, bushes and shrubbery. Gated pedestrian access leading down the left hand side of the property into the rear garden.

TO THE REAR
The rear garden is of a generous size and incorporates a good sized paved patio and yard area (ideal for entertaining), the garden is enclosed by timber fencing to the boundary lines. There is a further garden area beyond the patio laid mainly to lawn with decorative stones, timber storage shed and further lower patio area to the foot of the plot.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic junction, continue straight over onto Derby Road and proceed up the hill in the direction of Risley. Look for an take an eventual right hand turn onto Smedleys Avenue (by the Doctors Surgery) and the property can be found on the right hand side, identified by our For Sale board.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044