



Victoria Road
Sandiacre, Nottingham NG10 5JD

£177,000 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF SANDIACRE.

With accommodation over two floors, the ground floor comprises entrance hall leading through to a bay fronted living room, spacious dining kitchen, useful understairs storage, modern (recently replaced) ground floor shower room, rear utility area and conservatory. The first floor landing then provides access to three bedrooms with the potential to create an en-suite facility to the main bedroom.

The property benefits from gas fired central heating, double glazing, off-street parking and generous enclosed garden space to the rear.

The property is located within walking distance of town centre amenities. There is also easy access to excellent nearby schooling for all ages and access to open countryside and nearby canal side walks.

For those needing to commute, there are good transport links nearby such as the i4 bus service, 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 and highly recommend an internal viewing.



ENTRANCE HALL

4'3" x 3'5" (1.32 x 1.05)

Composite panel front entrance door, radiator, staircase rising to the first floor. Door to living room.

LIVING ROOM

14'2" x 12'6" (4.34 x 3.82)

Double glazed bay window to the front, radiator, media points, coving, meter cupboard, central chimney breast incorporating an Adam-style fire surround with decorative marble insert and hearth. Door to kitchen.

DINING KITCHEN

13'5" x 11'3" (4.11 x 3.45)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge laminate work surfaces with inset one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with space for oven beneath, tiled splashbacks, overhanging breakfast bar, radiator, double glazed window to the rear looking through to the conservatory, wall mounted gas fired boiler (for central heating and hot water), useful understairs pantry with double glazed window to the side, access to the ground floor shower room. Opening through to the utility area where there is plumbing space for a washing machine/kitchen appliance.

SHOWER ROOM

6'10" x 5'5" (2.10 x 1.67)

Relatively modern (recently re-fitted) three piece suite comprising tiled and enclosed shower cubicle with glass screen and sliding door with mains shower, wash hand basin, push flush WC. Tiling to the walls, double glazed window to the side, wall mounted bathroom cabinet, radiator.

CONSERVATORY

12'0" x 10'5" (3.68 x 3.19)

Brick and double glazed construction with pitched roof and double glazed French doors opening out to the rear garden. Further plumbing space for kitchen appliances (if required), wall light point, tile effect flooring.

FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms.

BEDROOM ONE

14'4" x 10'11" (4.37 x 3.33)

Double glazed window to the front, radiator. Door to overstairs storage space with potential to convert into an additional en-suite WC with double glazed window to the front.

BEDROOM TWO

13'7" x 10'6" (4.15 x 3.21)

Double glazed window to the rear overlooking the rear garden, radiator, storage cupboard with shelving.

BEDROOM THREE

10'0" x 7'0" (3.07 x 2.15)

Double glazed window to the rear overlooking the rear garden, radiator.

OUTSIDE

To the front of the property, there is a lowered kerb entry point shared with the neighbouring property providing access to the front slabbed driveway with gravel stone edging to the borders. Access is down the right hand side of the property (shared with neighbour) which then offers gated access into the rear garden.

TO THE REAR

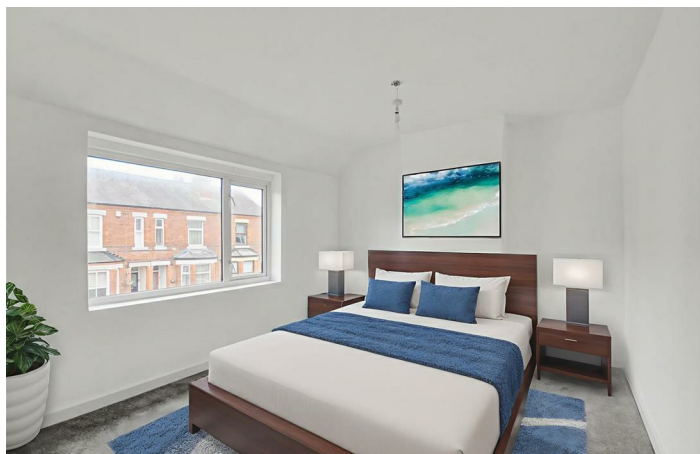
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, offering two lawn sections either side to a central pathway which provides access to the foot of the plot. There is a paved patio area adjacent to the conservatory, as well as a potential vegetable patch with a brick built BBQ area.

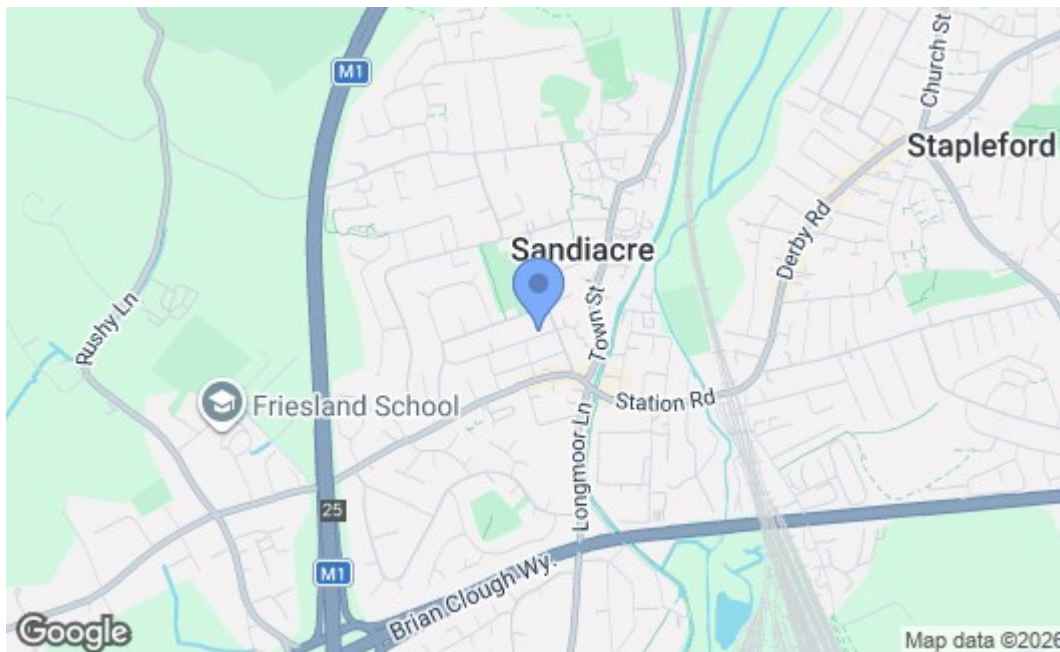
DIRECTIONS

From Stapleford, proceed in the direction of Sandiacre, crossing the traffic lights onto Derby Road. Take a right hand turn just past the Co-Op onto King Edward Street and then take an eventual left onto Victoria Road. The property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.