



Wood Avenue
Sandiacre, Nottingham NG10 5FW

A THREE BEDROOM SEMI DETACHED
HOUSE.

£185,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE.

Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN this three bedroom semi detached house positioned within this popular and established residential location.

With accommodation arranged over two floors comprising : entrance hall, living room, conservatory, kitchen, pantry, rear lobby, study and storage cupboard to the ground floor. The first floor landing then provides access to three bedrooms and a shower room.

Other benefits to the property include gas fired central heating from combination boiler, uPVC double glazing, block paved driveway providing off-street parking and generous outside garden space to the rear.

Although requiring a degree of modernisation internally, the property would make an ideal first time buy or young family home. The property is well positioned within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to open countryside, nearby walks and shopping facilities within the towns of Stapleford, Sandiacre and Long Eaton.

We highly recommend an internal viewing.



ENTRANCE HALL

7'8" x 6'0" (2.35 x 1.85)

Composite front entrance door, staircase rising to the first floor, radiator, meter cupboard and doors to living room and kitchen.

LIVING ROOM

18'0" x 9'1" (5.50 x 2.79)

Double glazed window to the front, radiator, wall panelling, beam ceiling, wall light points, media points and uPVC double glazed French doors opening out to the conservatory to the rear.

CONSERVATORY

11'10" x 6'1" (3.61 x 1.86)

uPVC and double glazed construction with sloping roof and sliding double glazed patio doors opening out to the rear deck.

KITCHEN

16'4" x 9'5" (4.99 x 2.89)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and drainer with central mixer tap and matching to the counter top splashboards. Space for gas cooker, radiator, ample space for dining table and chairs, useful understairs storage cupboard, double glazed window to the rear, doors to pantry and lobby.

PANTRY

4'7" x 2'10" (1.41 x 0.87)

Double glazed window to the side and fixed shelving.

LOBBY

2'9" x 3'8" (0.86 x 1.13)

Composite exit door to outside and doors to study and storeroom.

STUDY

6'4" x 6'1" (1.95 x 1.87)

Double glazed window to the front, power and lighting points.

STORE CUPBOARD

Accessed from the lobby with shelving.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room, double glazed window to the rear and boiler cupboard housing the gas fired central heating combination boiler for central heating and hot water.

BEDROOM ONE

13'0" x 10'2" (3.97 x 3.10)

Double glazed windows to the front and side, radiator and useful over the stairs storage cupboard with shelving and hanging space.

BEDROOM TWO

10'8" x 9'10" (3.27 x 3.02)

Double glazed window to the front, radiator, part wall panelling, wall light points and over the stairs storage cupboard with shelving and hanging space.

BEDROOM THREE

9'7" x 6'9" (2.93 x 2.07)

Double glazed window to the rear overlooking the rear garden and far reaching views beyond, radiator and loft access point.

SHOWER ROOM

10'1" max x 5'5" (3.09 max x 1.67)

Three piece suite comprising tiled enclosed shower cubicle with mains ran shower, wash hand basin and low flush WC. Fully tiled walls, double glazed windows to the rear both with fitted blinds, wall mounted mirror fronted bathroom cabinet and radiator.

OUTSIDE

To the front of the property there is a block paved forecourt driveway providing off-street parking for 2/3 vehicles (car size dependent). There is a block paved pathway providing access to the front entrance door and side access leading through to the rear.

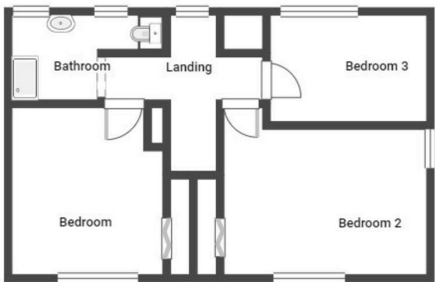
REAR GARDEN

The rear garden is of a good proportion being predominantly lawn with well established planted borders housing a variety of mature bushes and shrubbery. There is a decked entertaining space and to the rear of the plot there are three useful garden sheds.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the railway bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre and proceed up the hill as if heading in the direction of Risley. Look for and take an eventual right hand turn onto Stevens Road before taking the first left onto Wood Avenue. Follow the bend in the road to the right and the property can then be found on the right hand side identified by our For Sale board. Ref. 7548NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.