Robert Ellis

look no further. . .

Victoria Road
Sandiacre, Nottingham NG10 5JE

A SUBSTANTIAL VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£225,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TARDIS-LIKE VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With traditional accommodation over two floors, the ground floor comprising entrance hallway, living room, dining room, inner lobby, kitchen and shower room/utility. The first floor landing provides access to three bedrooms and a spacious five piece bathroom suite.

The property also benefits from gas fired central heating, double glazing and garden space to the rear.

Requiring some modernisation and improvement in places, we believe the property will make an ideal family home due to the proximity of excellent nearby schooling, such as Ladycross, Cloudside and Friesland. There is also easy access to great commuter links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also the potential to convert the attic space which currently has pull-down ladder to a plastered attic space with wooden flooring and a Velux roof window (subject to the relevant permissions and approvals).

We highly recommend an internal viewing.

PORCH
uPVC panel and double glazed door to the front with double glazed window to the top of the door, decorative tiling to dado height, original tiled floor, further panel and glazed door to the hallway.

ENTRANCE HALLWAY
15'5" x 3'0" (4.70 x 0.92)
Continuation of the original tiled floor, radiator, staircase rising to the first floor, archway, coving, door to the living room.

LIVING ROOM
12'8" x 11'10" (3.87 x 3.63)
Double glazed window to the front (with fitted blinds), meter cupboard box, decorative coving, ceiling rose, wall light points, radiator, wooden flooring, media points, feature fire surround with tiled hearth incorporating a multi-fuel burning stove. Opening through to the dining room.

DINING ROOM
13'1" x 11'10" (4.01 x 3.63)
Double glazed window to the rear, radiator, wooden flooring (matching the living room), coving, decorative ceiling rose, feature Adam-style fire surround incorporating coal effect fire, door to inner lobby.

LOBBY
Panelling to dado height, uPVC panel and double glazed side exit door to outside. Opening through to the kitchen.

KITCHEN
15'3" x 3'4" (4.66 x 1.03)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Space for cooker with extractor canopy over, boiler cupboard housing the gas fired boiler. Integrated dishwasher, space for fridge/freezer, glass fronted crockery cupboards, plate storage, double glazed window to the side (with fitted roller blind), door to useful understairs pantry with shelving and a light. Further concertina doors open into the ground floor shower room/utility.

SHOWER ROOM/UTILITY
8'8" x 6'3" (2.65 x 1.92)
Three piece suite comprising walk-in shower area with 'Triton' electric shower, wash hand basin with mixer tap, low flush WC. Tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the side, Velux roof window, radiator, granite-style work surface space, plumbing and space for washing machine and tumble dryer.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, radiator, doors to all bedrooms and bathroom. Further door providing access to the top of the stairs storage cupboard which then has ladder access to the attic space.

BEDROOM ONE
15'5" x 12'2" (4.71 x 3.71)
Two double glazed windows to the front (with fitted blinds), central chimney breast incorporating decorative fireplace with tiled hearth, radiator, coving, electric ceiling fan.

BEDROOM TWO
13'1" x 8'10" (4.01 x 2.70)
Double glazed window to the rear (with fitted blinds), radiator.

BEDROOM THREE
9'9" x 7'9" (2.98 x 2.38)
Double glazed window to the rear (with fitted roller blind), radiator, wooden flooring.

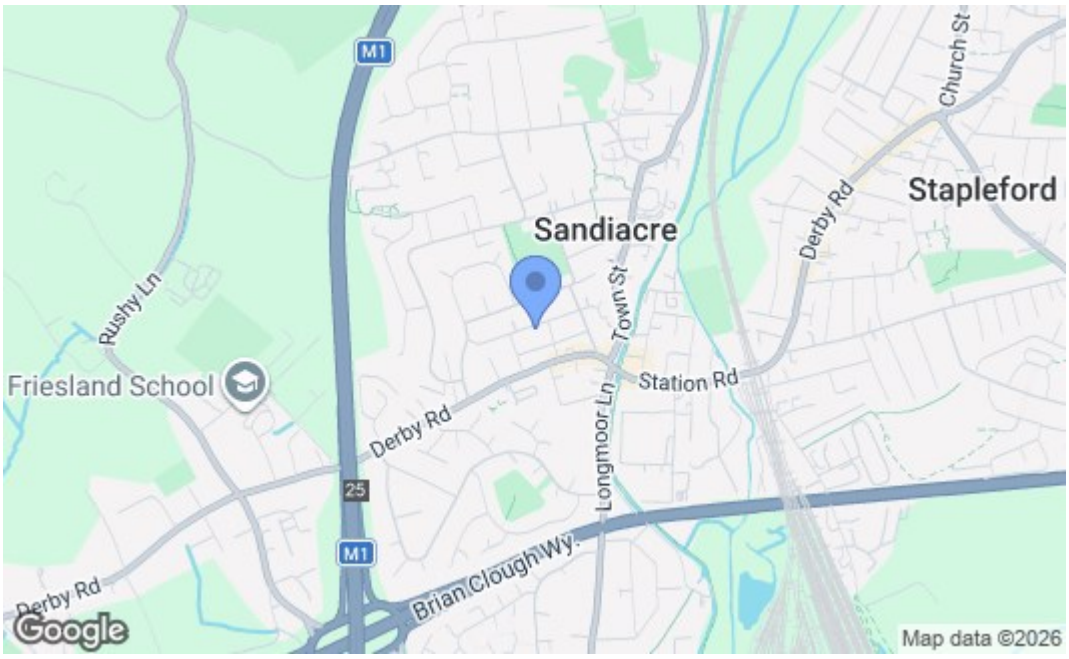
BATHROOM
11'10" x 6'6" (3.61 x 2.00)
Five piece suite comprising bath with central mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with glass screen and folding glass door with electric shower, bidet, low flush WC., wash hand basin. Tiling to the walls, double glazed window to the side (with fitted roller blind), decorative coving, spotlights, extractor fan, radiator.

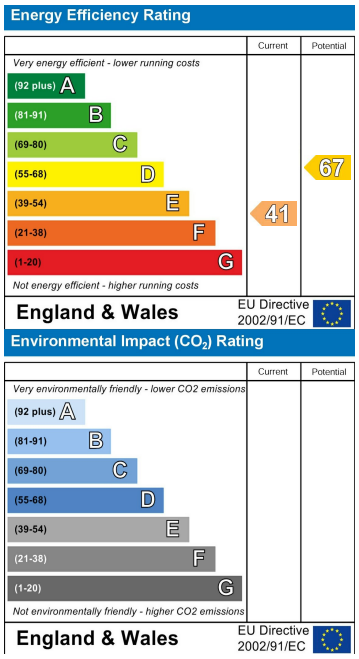
ATTIC SPACE
Accessed from the top of the stairs cupboard to a plastered attic space with Velux roof window, wooden flooring, eaves storage cupboards, light and power. This space could easily be converted into habitable accommodation with access from the landing via a turning staircase (subject to the relevant permissions and approvals).

OUTSIDE
To the front there is a wrought iron pedestrian gate and small pathway providing access to the front entrance door where there is a dwarf brick wall and hedgerow to the boundary line. There is pedestrian access leading down the left hand side of the property into the rear garden.

TO THE REAR
The rear garden is designed for relatively straightforward maintenance, overall being predominantly paved with raised and planted flowerbeds and borders housing a variety of bushes and shrubbery to the boundary lines. External lighting point and water tap, useful storage shed, pedestrian gated access then leads back to the front of the property.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue to the Sandiacre traffic lights and go straight over, taking the first right past the Co-Op onto King Edward Street. Look for and take a left hand turn onto Victoria Road and the property can be found on the left hand side, adjacent to Ladycross School.





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.

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