Robert Ellis

look no further. . .

King Edward Street
Sandiacre, Nottingham NG10 5BS

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Around £205,000 Freehold

A three bedroom semi detached Victorian Villa.

This instantly attractive bay front property comes to the market with NO UPWARD CHAIN and has been modernised in recent times.

The property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, and double-glazed windows (accept utility). Whilst retaining some original features and sympathetic touches to retain the original character such as the tiling in the hallway and the generous first floor bathroom which has a roll top bath.

Situated in this popular and convenient residential suburb, the property is within walking distance of local amenities, including schools for all ages, library and open space, convenient shops, doctors and dentist. If you are looking to commute, the A52 is a short drive away, giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway.

The property is offered for sale with NO UPWARD CHAIN and would suit young families and first time buyers. Viewing is recommended.

OPEN PORCH
Original Minton tiled flooring, half tiled walls, door to entrance hall. Original corbelled arch into the floor, stairs to the first floor, radiator.

LOUNGE
14'11" x 12'0" (4.57 x 3.66)
Fitted book shelves, radiator to the ceiling, double glazed bay window to the front.

DINING ROOM
13'5" x 12'0" (4.11 x 3.66)
Fitted full height cupboard, radiator, double glazed window to the rear. Door to kitchen.

KITCHEN
9'10" x 8'9" (3 x 2.67)
A range of fitted base units with work surfaces and inset one and half bowl stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Appliance space. Radiator, double glazed window and door to the rear. Door to utility room.

UTILITY ROOM
7'11" x 7'1" (2.43 x 2.16)
Fitted base units with inset stainless steel sink unit with single drainer. Plumbing for washing machine, low flush WC. window.

FIRST FLOOR LANDING
Fitted cupboard doors to bedrooms and bathroom.

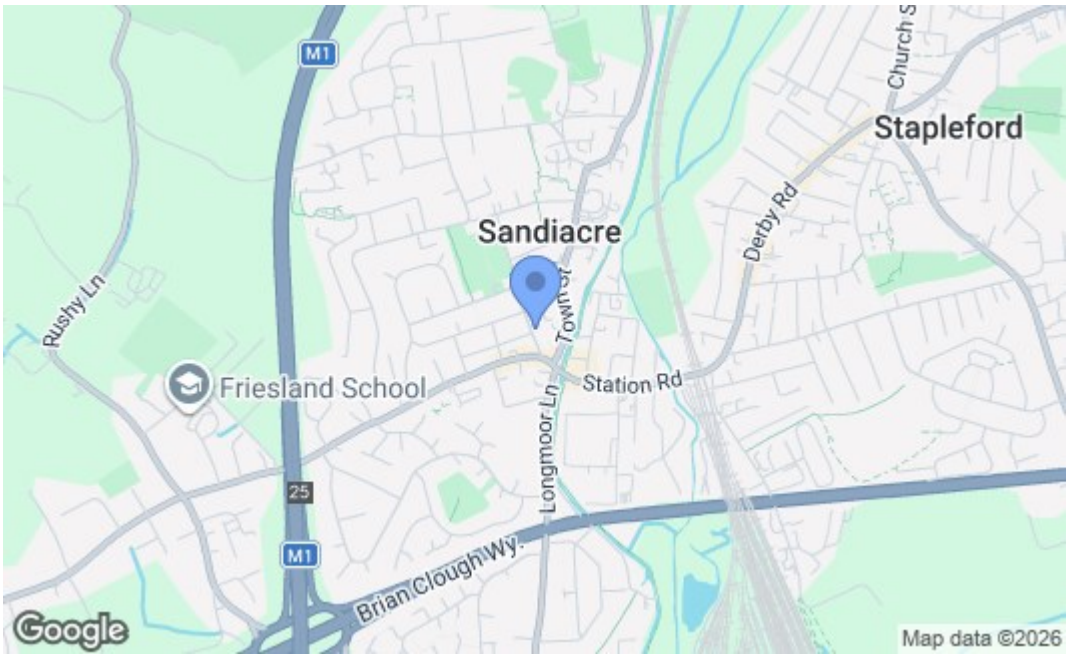
BEDROOM ONE
13'5" x 9'6" (4.11 x 2.9)
Radiator, double glazed window to the rear.

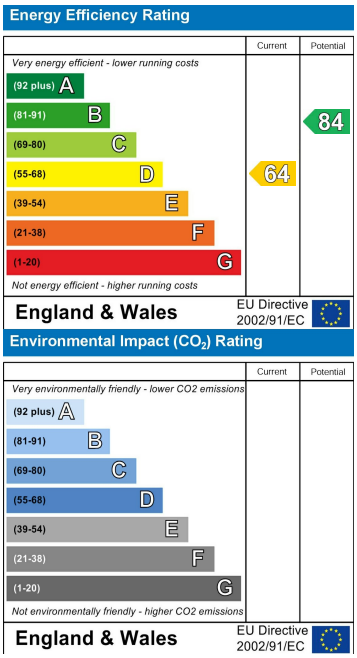
BEDROOM TWO
12'2" x 9'8" (3.71 x 2.97)
Original and now ornate cast iron fireplace with tiled hearth, radiator, double glazed window to the front.

BEDROOM THREE
9'1" x 5'10" (2.78 x 1.78)
Radiator, double glazed window to the front.

BATHROOM
A generous size room incorporating a four piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower enclosure with thermostatically controlled rain head shower system, roll top bath with claw feet. Heated towel rail, double glazed windows.

OUTSIDE
To the front there is a small walled in paved area and access leading to the front door. Gated access to the side of the house leading to the rear garden. The enclosed rear garden is of a good size and has patio and seating area, and a section of garden laid to lawn. There is an attached brick outbuilding housing the gas combination boiler (for central heating and hot water).





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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