Robert Ellis

look no further. . .

Derby Road
Sandiacre, Nottingham NG10 5HL

A TWO BEDROOM PLUS ATTIC SPACE,
TWO BATHROOM MID TERRACED HOUSE

£145,000 Freehold

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A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE WITH CONVERTED ATTIC.

Offered for sale with no upward chain. Requiring some cosmetic improvements remedial treatment to the damp proof course this property offers great potential for First Time Buyers or Buy to let investors.

Features include a refurbished breakfast kitchen offering a contemporary feel with central island unit and industrial style shelving. Gas fired central heating severed from a combination boiler, double glazing, utility room, shower room to the ground floor as well as family bathroom to the first floor.

The property fronts the pavement and has enclosed rear garden with useful brick store. Convenient location within easy access of excellent transport links, such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Transit terminus situated at Bardill's roundabout.

LOUNGE
17'5" x 11'7" (5.31 x 3.55)
UPVC double glazed front entrance door, double glazed window to the front, meter cupboard, laminate flooring, t.v. and telephone points, radiator, electric fire with remote control and spotlights.

INNER LOBBY
2'9" x 2'7" (0.84 x 0.8)
Laminate flooring and useful understairs storage cupboard, opening through to:

KITCHEN
12'3" x 11'5" (3.74 x 3.5)
Equipped with MODERN FITTED range of wall, base and drawer units with wood block work sufacing and 1½ bowl sink and drainer. Built in Electric oven, hob and microwave. Freestanding central island unit. Feature industrial style shelving Radiator, door and stairs to the first floor. Double glazed window to the rear. Door to:

UTILITY ROOM
9'1" x 7'4" (2.79 x 2.24)
Range of wall and base cupboards, roll top work surfaces, single sink and drainer, tiled splashbacks, tiled floor, radiator, double glazed window and UPVC double glazed door to the side.

SHOWER ROOM
6'1" x 6'1" (1.86 x 1.87)
White three piece suite comprising tiled shower cubicle with electric shower, push-flush w.c. and wash hand basin. Double glazed window to the rear, tiled floor and chrome heated towel rail.

FIRST FLOOR LANDING
Door and stairs to the attic Doors to both bedrooms.

BEDROOM 1
12'4" x 11'7" (3.78 x 3.54)
Double glazed window, radiator. Door to:

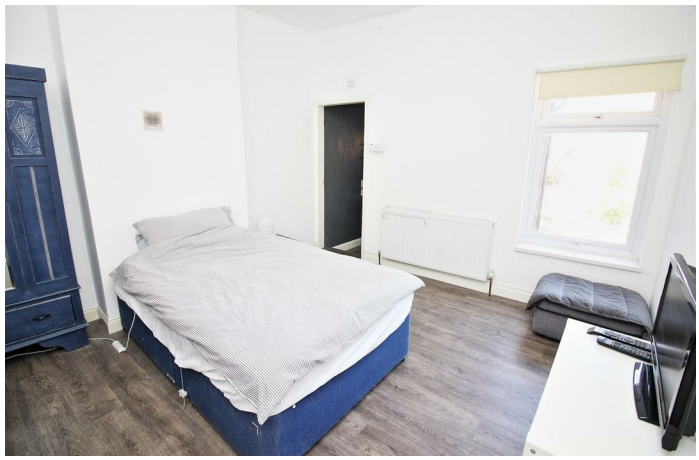
BATHROOM
9'3" x 6'6" (2.83 x 2)
White three piece suite comprising panel bath and shower screen with electric shower over, push-flush w.c. and wash hand basin with tiled splash backs. Radiator, tiled floor, extractor fan, double glazed window and part tiled walls. Wall mounted gas fired central heating combination boiler (for central heating and hot water).

BEDROOM 2
11'8" x 9'1" (3.57 x 2.79)
Double glazed window to front, spotlights, laminate flooring and useful under stairs storage cupboard.

SECOND FLOOR ATTIC SPACE
18'0" x 11'8" (5.5 x 3.56)
Velux roof window, radiator and laminate flooring.

OUTSIDE
Enclosed garden with paved patio area and raised planters with colourful shrubs and path leading to a useful garden store.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the railway bridge onto Station Road, Sandiacre. At the traffic lights adjacent to the canal, proceed straight over onto Derby Road, Sandiacre. Proceed up the hill in the direction of Risley and the property can be found on the right hand side, just after the turning for Stevens Road.
REF 7144 PS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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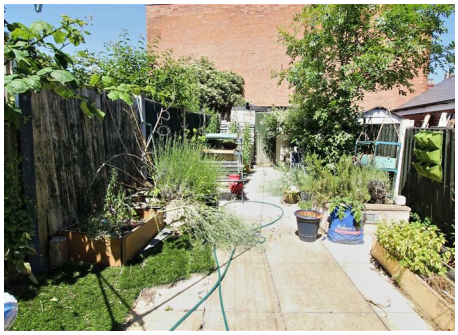

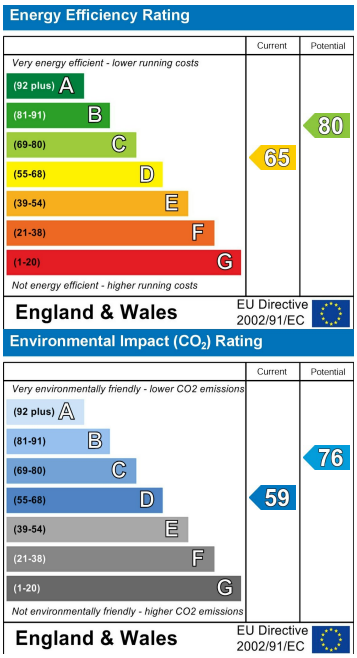

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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