



Derby Road  
Sandiacre, Nottingham NG10 5HX

A TWO BEDROOM MID TERRACED  
HOUSE.

**£169,995 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS 1800'S TWO BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL TOWN OF SANDIACRE.

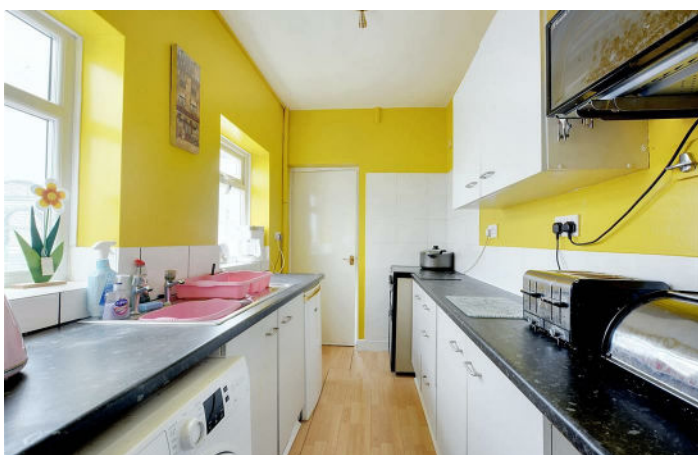
With accommodation over two floors, the ground floor comprises front reception room, middle living room, galley kitchen, rear lobby, ground floor WC and uPVC lean-to. The first floor landing then provides access to two bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a recently replaced combination boiler situated in the loft space. Re-fitted and replaced roof structure, uPVC double glazing and generous enclosed garden to the rear.

The property is ideally suited to those looking to purchase their first home or investor alike. The property is centrally located within close proximity of the vast array of nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools.

There is also easy access to a range of national and independent retailers in the nearby towns of Stapleford and Long Eaton. For those needing to commute, there is a short drive to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus route and Nottingham express tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



## LOUNGE

12'9" x 11'11" (3.89 x 3.64)

uPVC panel and double glazed front entrance door, Georgian-style double glazed window to the front, meter cupboard housing the Smart gas and electricity meters, wall mounted remote controlled operated electric fire set within Adam-style fire surround, radiator, laminate flooring, TV and telephone points, wall light points, central ceiling light point. Door to inner lobby.

## INNER LOBBY

Door providing access to a useful understairs storage space and open access to the living room.

## LIVING ROOM

12'8" x 12'3" (3.87 x 3.75)

uPVC panel and double glazed door to rear garden, radiator, wall mounted four bar gas fire, picture rail, ceiling rose. Door with staircase rising up to the first floor. Door to kitchen.

## KITCHEN

9'10" x 5'11" (3.01 x 1.82)

The kitchen comprises a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces, inset sink and drainer with tiled splashbacks, plumbing for washing machine, space for cooker, under-counter fridge space, two double glazed windows to the side. Door to rear lobby.

## REAR LOBBY

6'5" x 4'0" (1.98 x 1.22)

Ideal space for fridge/freezer, double glazed window to the rear, fixed shelving, radiator. Door to WC.

## WC

6'6" x 2'1" (2.00 x 0.65)

Housing a low flush WC, double glazed window to the rear.

## LEAN-TO

5'8" x 3'5" (1.75 x 1.05)

Brick and uPVC construction with double glazed windows to the front, side and rear, uPVC double glazed door to the garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point with pulldown loft ladder to a boarded, lit and insulated loft space which also houses the recently installed gas fired combination boiler (for central heating and hot water). Useful landing storage cupboard with shelving.

## BEDROOM ONE

12'9" x 11'11" (3.89 x 3.65)

Georgian-style double glazed window to the front, coving, radiator, useful fitted storage cupboard.

## BEDROOM TWO

12'3" x 9'7" (3.75 x 2.93)

Double glazed window to the rear, radiator.

## BATHROOM

9'10" x 5'11" (3.00 x 1.81)

Four piece suite comprising bath with tiled surround, push flush WC, wash hand basin, separate tiled and enclosed shower cubicle with Triton electric shower. Double glazed window to the side, extractor fan, radiator.

## OUTSIDE

To the front of the property there is a small garden with timber entrance gate and pathway providing access to the front entrance door. The front garden is designed for ease of maintenance, being predominantly gravel. The rear garden is enclosed with brick walls to the boundary line and benefits from an initial paved patio area with pathway providing access to the rear part of the garden. Within the garden there is a brick store with pitched and tiled roof, also incorporating power and lighting. There is also gated access via the rear garden onto Brooke Street.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing over the bridge onto Station Road. At the traffic lights, continue over onto Derby Road in the direction of Risley. The property can be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - Unknown

Sewage – Mains supply

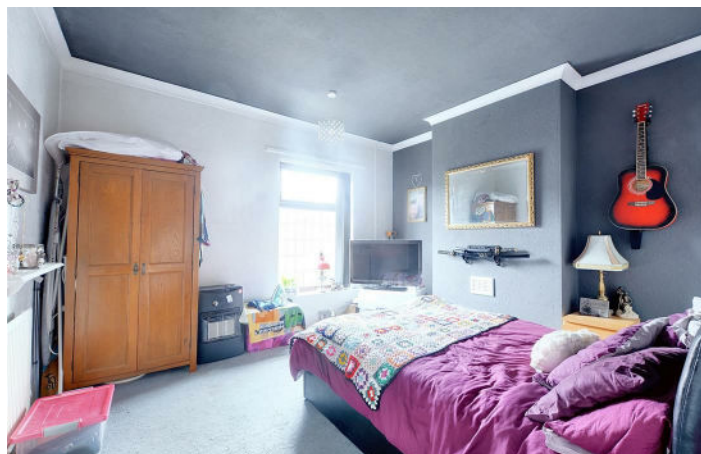
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

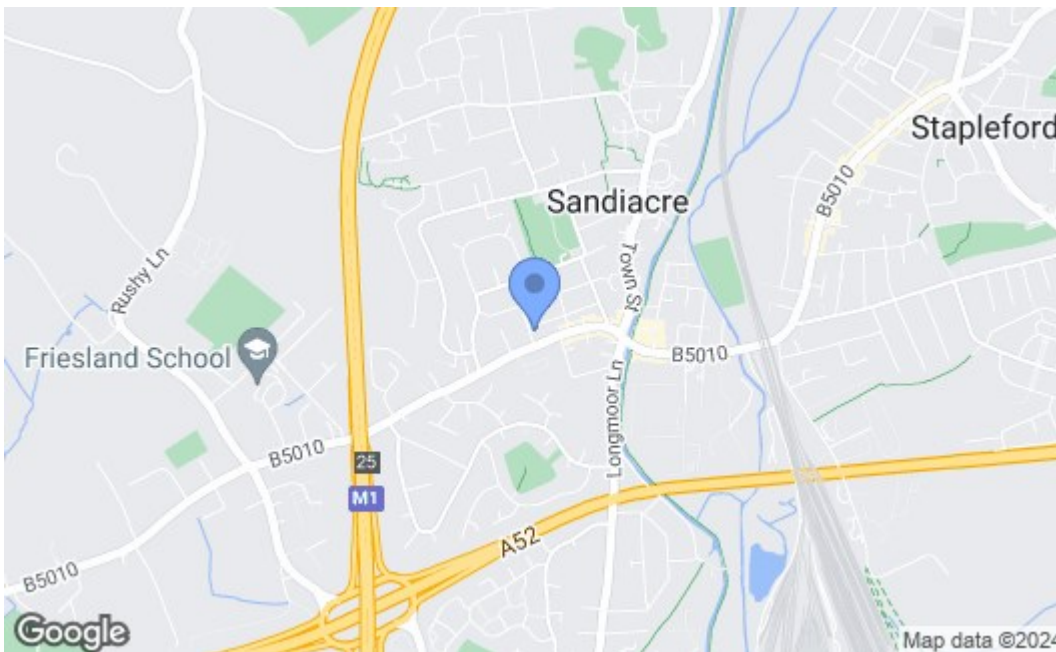
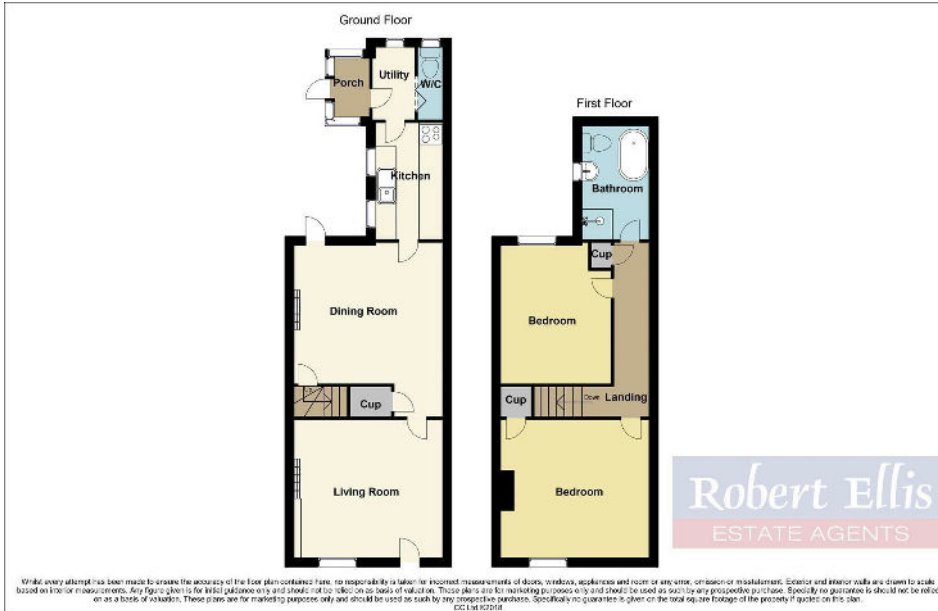
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.