



Grasmere Street  
Sandiacre, Nottingham NG10 5BD

**£175,000 Freehold**

A TARDIS-LIKE THREE BEDROOM MID  
TERRACE HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM MID TERRACE HOUSE SITUATED IN THE HEART OF SANDIACRE.

With accommodation over two floors, comprising a bright and airy living room, central dining room, galley kitchen and utility room to the ground floor. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating served from a combination boiler, double glazing and enclosed garden space to the rear.

The property is located within close proximity of excellent nearby schooling for all ages. For those needing to commute, there are good access links to a variety of nearby transport networks such as the A52 for Nottingham, Derby, Junction 25 of the M1 Motorway and Nottingham electric tram terminus situated at Bardills roundabout.

For shops, services and amenities, there is easy access to Lidl supermarket, Bounissimo cafe and wine bar, as well as other shops and services in the nearby towns of Stapleford and Long Eaton.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.



## LIVING ROOM

12'3" x 11'11" (3.74 x 3.64)

Composite and double glazed front entrance door with double glazed panel above the door, Georgian-style double glazed window to the front, recently replaced and laid oak flooring, radiator, coving, built-in media cabinet and meter cupboard. Door to inner lobby.

## INNER LOBBY

2'9" x 2'9" (0.86 x 0.85)

Recently laid oak flooring (matching the living room). Door to useful understairs storage cupboard with lighting and coat pegs. Opening through to the dining room.

## DINING ROOM

12'3" x 11'11" (3.75 x 3.64)

Recently laid oak flooring (matching the living room), radiator, coving, double glazed window to the rear (with fitted blinds). Door with turning staircase rising to the first floor. A further door to the kitchen.

## KITCHEN

9'6" x 6'10" (2.92 x 2.10)

Newly fitted, comprising a matching range of handleless base and wall storage cabinets and drawers with laminate effect roll top work surfaces incorporating single sink and draining board with central mixer tap. Decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, double glazed window to the side (with fitted roller blind), uPVC panel and double glazed exit door to outside, spotlights. Opening through to the utility area.

## UTILITY ROOM

7'6" x 5'2" (2.30 x 1.58)

Equipped with a matching range of wall fixed storage cupboards and laminate effect roll top breakfast bar with space underneath and plumbing for washing machine, space for further kitchen appliances. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), radiator, decorative tiled windowsill, double glazed window to the side (with fitted roller blind).

## FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Loft access point.

## BEDROOM ONE

12'3" x 11'8" (3.75 x 3.56)

Georgian-style double glazed window to the front (with fitted blinds), radiator, coving.

## BEDROOM TWO

9'11" x 6'11" (3.04 x 2.13)

Double glazed window to the rear (with fitted roller blind), radiator.

## BEDROOM THREE

9'2" x 6'11" (2.81 x 2.13)

Double glazed window to the rear overlooking the canal towpath and Springfield Mill spier, radiator, decorative blockwork.

## BATHROOM

9'1" x 7'8" (2.78 x 2.36)

Three piece suite comprising tiled-in bath with mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, tiled floor, chrome ladder towel radiator, spotlights, extractor fan, feature blockwork letting in natural light from the bedroom beyond.

## OUTSIDE

To the front of the property the front door is accessed from the pavement side and has the use of the shared entry adjoining Numbers 7 and 5 Grasmere Street to have right of access into the property's back garden. The rear garden is predominantly enclosed by timber fencing with concrete posts and gravel boards and benefits from an initial paved courtyard style garden area leading onto a garden lawn. To the foot of the plot there is a timber storage shed. Within the garden there is also an external water tap.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue along, before taking an eventual right hand turn onto Bridge Street and take a left hand turn onto Grasmere Street. The property can then be found on the right hand side identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Low Risk, Surface Water - High Risk

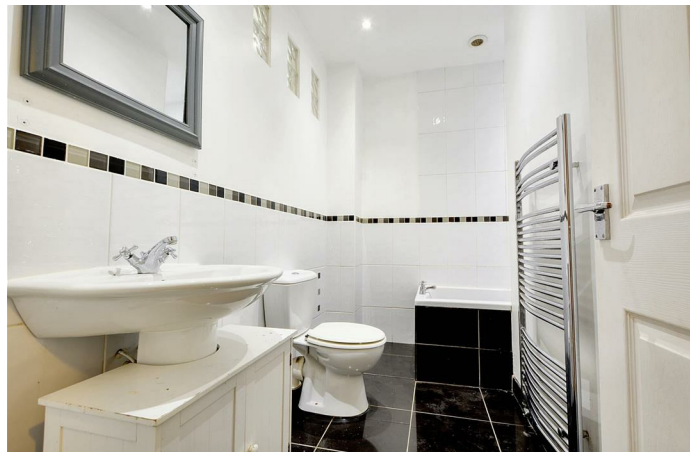
Flood Defences – No

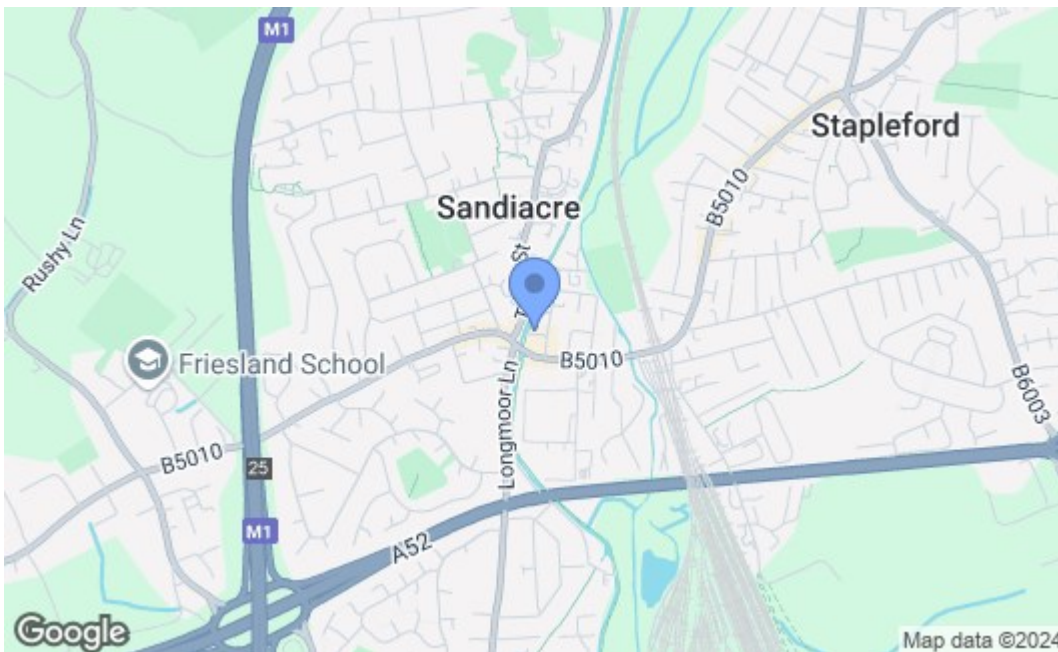
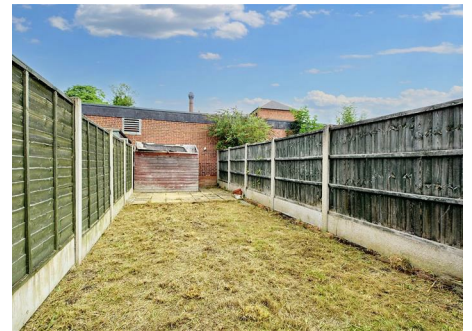
Flooded in Last Five Years: Yes

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) A			87
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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.