



Richmond Avenue,
Sandiacre, Nottingham
NG10 5GY

£330,000 Freehold

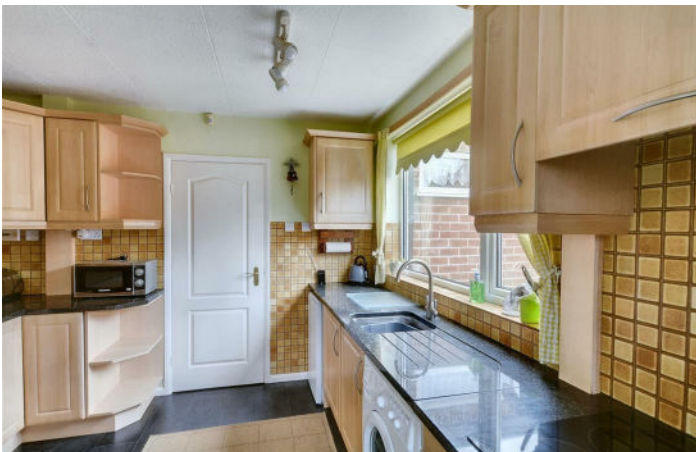


A THREE BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION WHICH IS READY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON.

Robert Ellis are delighted to offer to the market this extended three bedroom detached home. Situated within in a popular location, this detached home is in need of modernisation but the property presents a blank canvas for renovation enthusiasts or families eager to customise their next home. Inside, the property features three generously sized bedrooms, perfect for a growing family or as flexible spaces for an office or hobby room. The two spacious reception rooms provide ample living space, ideal for entertaining guests or enjoying family time. These areas offer great potential for redesign and personalization to suit your lifestyle. One of the standout features of this home is the beautiful L-shaped rear garden. This tranquil outdoor space is perfect for gardening enthusiasts, offering a serene setting for outdoor activities, relaxation, and al fresco dining with the large patio. The large frontage enhances the property's curb appeal, with a well-maintained front garden that adds to its charm. Practicality is not overlooked, as the property benefits from ample off-road parking, ensuring convenience for multiple vehicles. This feature, combined with the spacious frontage, provides a welcoming and functional aspect to the home. Sold with no onward chain, making it ready for immediate occupancy or renovation. Located in a desirable area close to local amenities, schools, and transport links, it is an excellent choice for families or commuters.

The property occupies a fantastic plot and huge potential for the next owner. Internal accommodation briefly comprises of an entrance hallway, spacious living room leading to the dining room which boasts patio sliding doors opening to the glorious rear garden, with the kitchen also overlooking the rear garden. To the first floor, there are three bedrooms all with either fitted or built in storage with a separate WC and bathroom completing the first floor accommodation.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl along with many other retail outlets, there is a Co-op store and Lidl in Sandiacre, healthcare and sports facilities which include several local golf courses as well as the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Door to the front, stairs to the first floor, storage cupboard, radiator, double glazed window to the side and door to:

Lounge

12'6 x 13'5 into bay approx (3.81m x 4.09m into bay approx)

Double glazed box bay window to the front, gas fire and surround (not tested), radiator, coving to the ceiling and door to:

Dining Room

15'6 x 7'9 approx (4.72m x 2.36m approx)

Double glazed sliding patio doors to the rear, radiator, coving to the ceiling and door to:

Kitchen

8'1 to 11'3 x 9'8 approx (2.46m to 3.43m x 2.95m approx)

With a range of matching wall and base units with work surfaces over, inset sink and drainer, double glazed window to the rear, double glazed door to the side, integrated double oven, four ring induction hob with extractor hood over, part tiled walls, pantry, space for a fridge freezer, plumbing for a washing machine.

First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

Bedroom 1

10'11 x 10'10 into wardrobe (3.33m x 3.30m into wardrobe)

Double glazed window to the front, radiator, fitted bedroom furniture.

Bedroom 2

8'5 x 8'9 into wardrobes (2.57m x 2.67m into wardrobes)

Double glazed window to the front and fitted wardrobes.

Bedroom 3

7'9 x 8'6 into wardrobe (2.36m x 2.59m into wardrobe)

Double glazed window to the rear, radiator and built-in wardrobe.

Bathroom

Double glazed window to the rear, vanity wash hand basin, wall mounted shower, fully tiled walls and chrome heated towel rail.

Separate w.c.

Low flush w.c., double glazed window to the rear and laminate flooring.

Outside

There is off road parking to the front, lawned garden with borders. Side access leads to the garage.

The L shaped rear garden is beautiful and mature with a lawned garden having mature trees, flower beds and shrubbery, panelled fencing to the boundaries.

Gardeners w.c.

With a door to the side, window to the rear and a toilet.

Garage

Up and over door to the front, power and light.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. At the mini island continue straight over and into Sandiacre. Continue for some distance and after going under the bridge turn left into Hayworth Avenue, follow the road round into Lancaster Avenue and Richmond Avenue can be found as a turning on the left.

8129AMCO

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 64mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



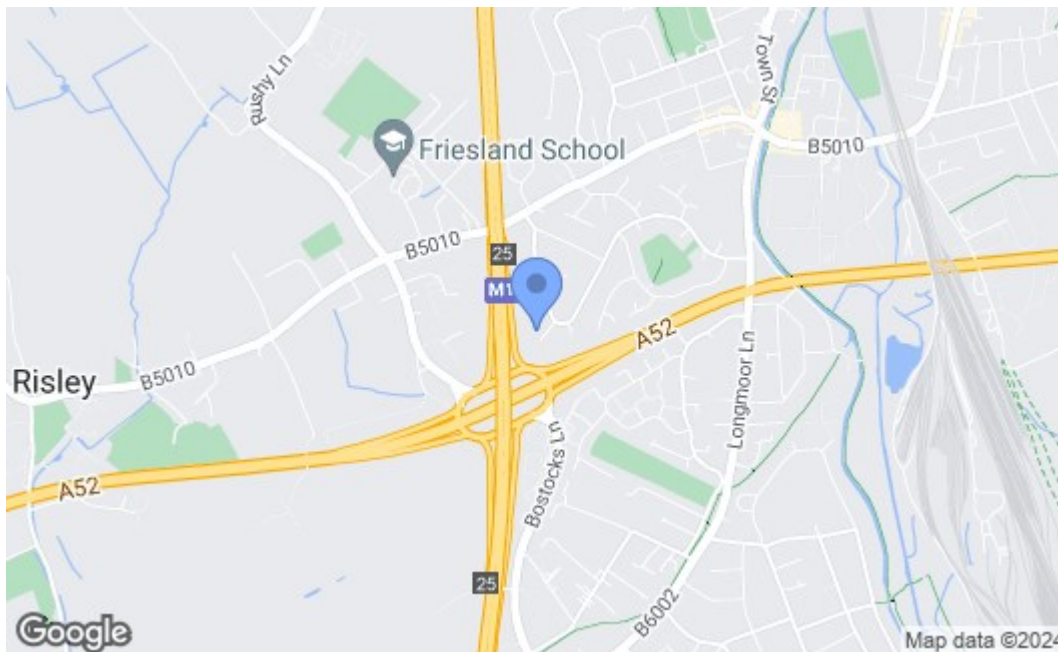
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such to 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 42 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 62 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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