



Victoria Road  
Sandiacre, Nottingham NG10 5JE

**£250,000 Freehold**

A THREE BEDROOM VICTORIAN END  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED THREE BEDROOM, TWO BATHROOM, THREE TOILET, VICTORIAN END TERRACED HOUSE SITUATED IN THE HEART OF SANDIACRE.

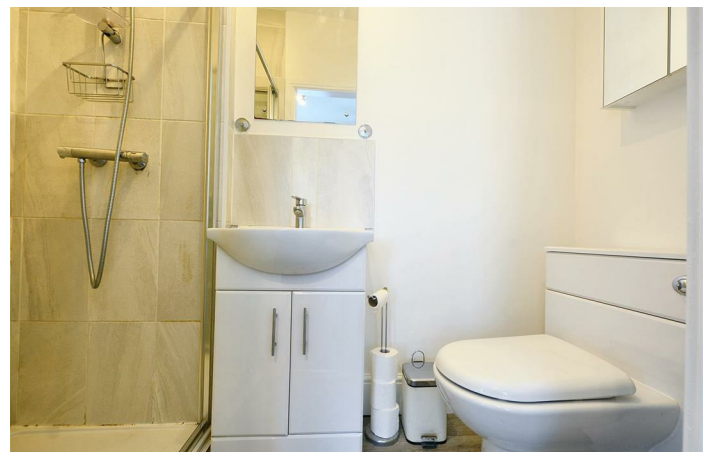
With accommodation over two floors, the ground floor comprises entrance hallway with feature tiled flooring, separate lounge and dining room, spacious kitchen with a useful understairs storage and addition ground floor WC. The first floor landing then provides access to three bedrooms (the principal bedroom has en-suite facilities), and modern white three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing and generous garden space with covered seating area leading out to a low maintenance garden space, including a full width garden workroom/workshop.

Whilst fully renovating the property, the current owner improved the energy efficiency of the building using materials such as "Gyproc Thermaline" insulated plasterboard to the external walls and ground floors were dug out and relayed with a full damp course and Quinn Therm insulation blocks. The internal walls also have the benefit of "SoundBloc" noise reducing plasterboard.

The property sits favourable in the central part of Sandiacre, within easy reach of all the nearby local amenities, including excellent schooling for all ages, easy access to great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. From the property, there is also easy access to open space and countryside.

We believe the property will be suitable to a variety of buying types. We highly encourage an internal viewing to fully appreciate the size of accommodation on offer.



## ENTRANCE HALL

14'8" x 3'3" (4.48 x 1.00)

uPVC panel and double glazed front entrance door, wall mounted meters, decorative tiled floor, radiator, coat pegs, coving, plastered arch, staircase rising to the first floor. Doors to lounge and dining room.

## LOUNGE

13'2" x 12'0" (4.02 x 3.66)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, decorative coving, media points, central chimney breast with decorative fireplace with tiled insert, hearth.

## DINING ROOM

14'1" x 13'0" (4.30 x 3.97)

Double glazed window to the rear, radiator, wall light points, coving, laminate flooring, central chimney breast incorporating marble surround fireplace and matching hearth with inset coal effect fire. Media points, power points with inset USB charging outlet. Opening through to the kitchen.

## KITCHEN

24'9" x 8'7" (7.55 x 2.64)

The kitchen comprises a matching range of fitted base and wall storage cupboards with butcher's block style square edge work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Spacious Range-style cooker with five ring gas burner and large oven beneath, curved extractor fan over. Space for under-counter kitchen appliances, in-built dishwasher, pull out storage drawers, glass fronted crockery cupboards, double glazed windows to the side and rear, Velux roof window, LED spotlights, radiator, space for bistro table and chairs, plug sockets with USB charging points, useful understairs walk-in pantry with shelving, lighting and tiled floor. Door to small cellar (with light). Door to ground floor WC.

## WC

7'1" x 2'8" (2.17 x 0.82)

Housing a push flush WC, laminate floor (matching the kitchen), wall mounted bathroom cabinet, extractor fan, storage space with shelving.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator. Doors to all bedrooms and bathroom. Loft access point via wooden pulldown loft ladders to a boarded and insulated loft space (ideal for storage).

## BEDROOM ONE

15'6" x 12'0" (4.73 x 3.66)

Two double glazed windows to the front, radiator, decorative coving, two sets of double fitted wardrobes. Door to en-suite.

## EN-SUITE SHOWER ROOM

7'10" x 3'5" (2.40 x 1.05)

Three piece suite comprising walk-in tiled shower cubicle with mains shower and foldaway glass shower screen/door, wash hand basin with mixer tap, tiled splashbacks and storage cabinets, hidden cistern push flush WC. Wall light point, extractor fan, wall mounted bathroom cabinet, chrome ladder towel radiator.

## BEDROOM TWO

12'11" x 11'4" (3.96 x 3.47)

Double glazed window to the rear, radiator. Plug sockets with in-built USB charging points.

## BEDROOM THREE

16'5" max reducing to 9'3" x 8'8" (5.02 max reducing to 2.84 x 2.66)

Double glazed window to the rear, radiator, TV point.

## BATHROOM

7'3" x 5'8" (2.21 x 1.73)

Three piece suite comprising "P" shaped bath with shaped glass shower screen, waterfall style mixer tap, mains shower over, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Partial wall tiling, two double glazed windows to the side, extractor fan, wall mounted bathroom cabinet.

## OUTSIDE

To the front of the property there is a garden with decorative brick wall and coping stones screening from the pavement side. Pedestrian gated access leading down the right hand side of the property into the rear garden.

## TO THE REAR

The rear garden has an initial covered seating area accessed from the kitchen, uPVC door also offering pedestrian access back around to the front. External lighting, extension points providing power. This then opens out into the main part of the garden which is designed for straight forward maintenance being predominantly paved enjoying a sunny aspect with an external water tap, more external lighting points and planted borders housing a variety of bushes and shrubbery. To the foot of the plot, there is a decked walkway providing access to the full width garden workshop.

## GARDEN WORKSHOP

20'5" x 8'2" (6.23 x 2.50)

Double opening doors from the garden, power, lighting, workbench and shelving.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed towards Sandiacre, crossing Sandiacre traffic lights onto Derby Road. Take the first right (adjacent to the Co-Op) and then take the second left onto Victoria Road. Passing the school on the right, the property can be found on the left hand side, identified by our For Sale board.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

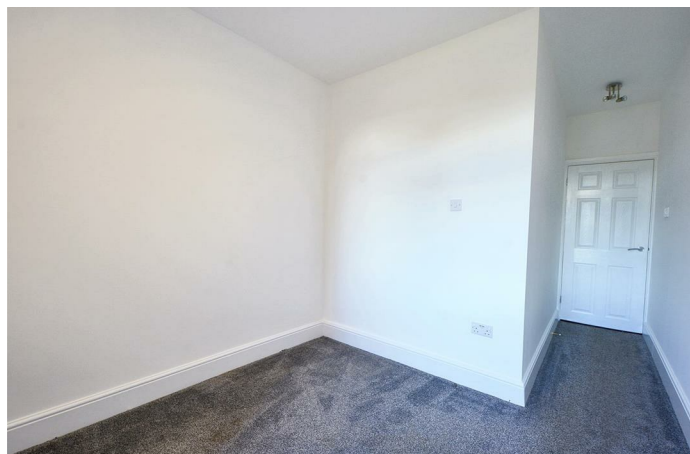
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

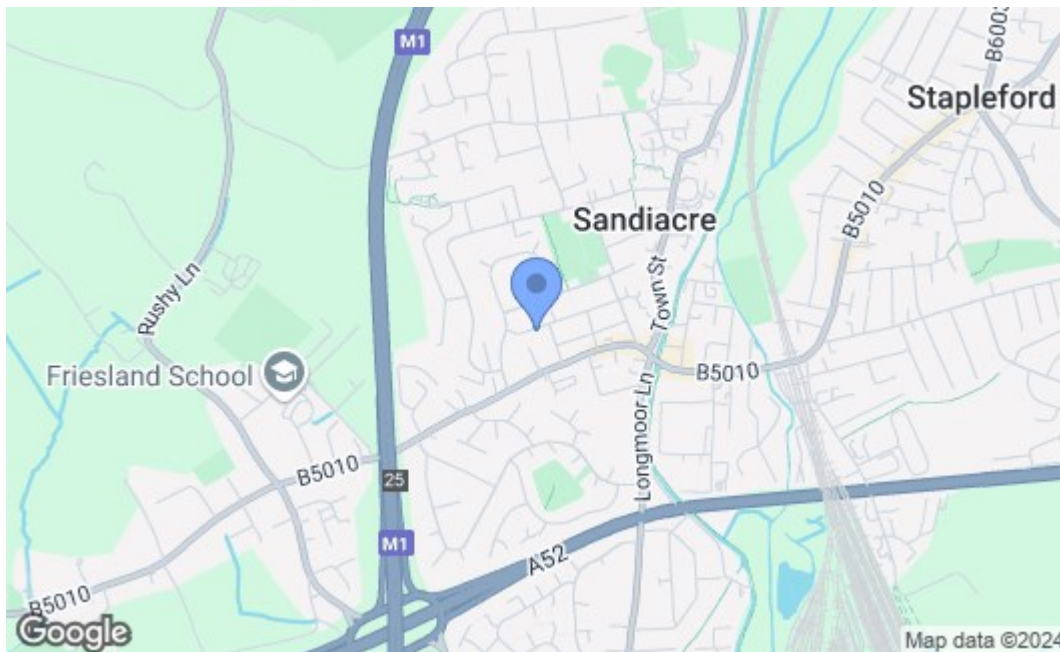
Flood Defences – No

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	79
<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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.