



Victor Crescent,  
Sandiacre, Nottingham  
NG10 5JS

**£180,000 Freehold**



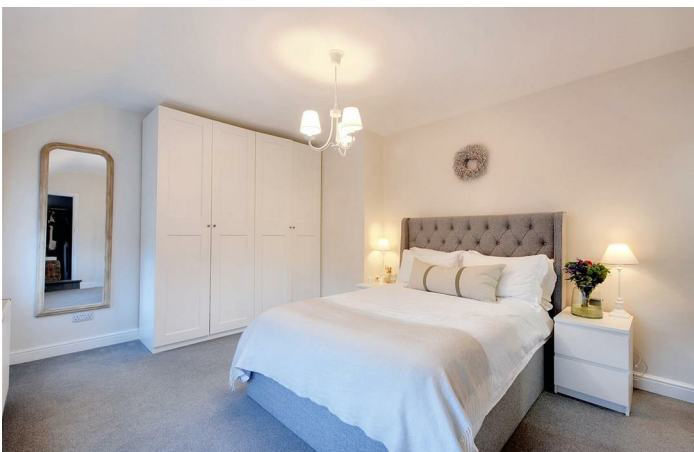


A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITH OFF STREET PARKING FOR TWO VEHICLES, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this well presented and spacious, two double bedroom mid-terraced house with the added benefit of off street parking via a driveway for two vehicles. The property is constructed of brick and render and benefits double glazing and gas central heating throughout. The property would be suitable for a wide range of buyers including first time buyers, investors and families alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and open plan kitchen/diner to the rear with a storage cupboard located in the kitchen, perfect for a tumble dryer. To the first floor, the landing leads to two bedrooms and the three piece family bathroom. To the exterior, there is off street parking via a driveway for two vehicles and access through the alley into the garden where there is an enclosed garden with turf and a patio area.

Located in the popular residential town of Sandiacre, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and major road links to the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being a short drive away.





### Entrance Hall

Composite front door, laminate flooring, painted plaster ceiling, ceiling light.

### Lounge

10'7 x 13'9 (3.23m x 4.19m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen/Diner

10'7 x 13'8 x 7'5 (3.23m x 4.17m x 2.26m)

uPVC double glazed window and door overlooking and leading to the rear garden, vinyl flooring, space for washing machine, space for fridge/freezer, integrated double electric oven, gas hob and overhead extractor fan, integrated wine cooler, built in storage cupboard with space for tumble dryer, radiator, painted plaster ceiling, spotlights.

### Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'7 x 14'6 (3.23m x 4.42m)

uPVC double glazed window overlooking the front, carpeted flooring, built in wardrobe space, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

8'6 x 10'7 (2.59m x 3.23m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

7'3 x 4'5 (2.21m x 1.35m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, 'p' shaped bath with mixer tap and shower over the bath, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is off street parking via a driveway for two vehicles and access through the alley

into the rear. To the rear, there is an enclosed garden with patio area and turf.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini roundabout run right onto Longmoor Lane and Victor Crescent can be found as a turning on the right hand side.

834 IRS

### Council Tax

Errewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

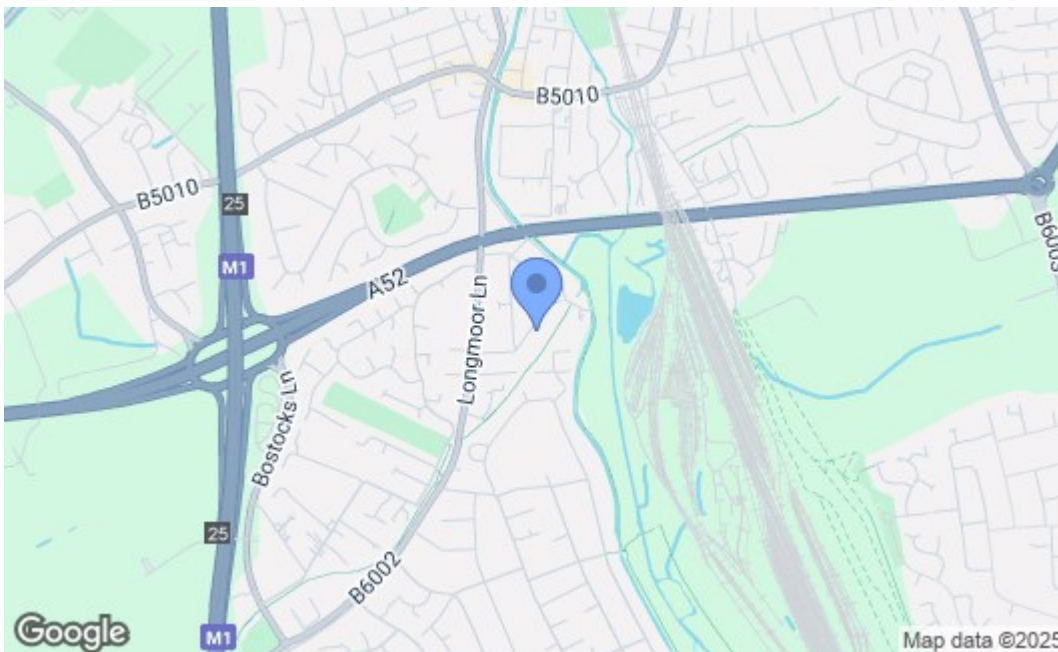
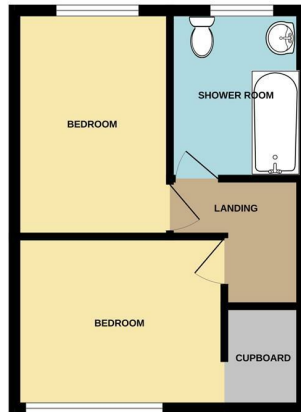
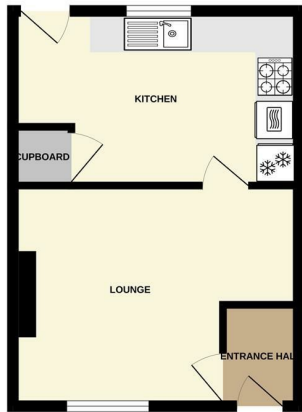
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		68	
(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			
(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.