



Netherfield Road,  
Sandiacre, Nottingham  
NG10 5LP

**O/O £200,000 Leasehold**





A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF UPGRADING.

Robert Ellis are delighted to offer to the market this semi detached home found on Netherfield Road. The property offers a fantastic opportunity for a purchaser to make this home their own as the property requires upgrading throughout. Found within a popular residential location and within the catchment of Friesland School, there is also great access to a variety of local shops and amenities as well as town centres in Sandiacre and Long Eaton. The property is also ideally positioned for the M1 and A52 for commuters and has the huge bonus of being offered for sale with NO UPWARD CHAIN.

The property requires upgrading throughout and in brief the internal accommodation briefly comprises of an entrance hallway, lounge/diner with patio doors to the rear and the kitchen to the ground floor. To the first floor, there are the three bedrooms and a bathroom having a four piece suite. Off road parking to the front, garage and enclosed garden to the rear.

The property is within easy reach of excellent local schools which include Friesland senior school, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque nearby countryside, there are various local shops including Co-op and Lidl stores in Sandiacre and an Asda, Tesco and Aldi stores and many other retail outlets in Long Eaton and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

UPVC double glazed sliding door to the front.

### Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor and doors to:

### Lounge/Dining Room

10'11" x 24'0" approx (3.35m x 7.32m approx)

UPVC double glazed window to the front, TV point, two radiators and UPVC double glazed French doors to the rear.

### Kitchen

8'0" x 10'0" approx (2.44m x 3.05m approx)

Fitted with a range of wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer with a swan next mixer tap over, tiled walls and splashbacks, appliance space, tiled floor, large storage cupboard, UPVC double glazed window and door to the rear.

### First Floor Landing

With doors to:

### Bedroom 1

8'0" x 12'0" approx (2.44m x 3.66m approx)

UPVC double glazed window to the front and a radiator.

### Bedroom 2

10'11" x 10'11" approx (3.35m x 3.35m approx)

UPVC double glazed window to the rear and a radiator.

### Bedroom 3

8'0" x 9'10" approx (2.44m x 3.02m approx)

UPVC double glazed window to the front and a radiator.

### Bathroom

6'0" x 7'10" approx (1.83m x 2.41m approx)

A four piece suite comprising of a corner bath, walk-in shower cubicle with electric shower over, low flush w.c, pedestal wash hand basin, fully tiled walls and splashbacks, heated towel rail and a UPVC double glazed window to the rear.

### Outside

To the front of the property is a large block paved driveway offering parking for several vehicles with a lawn to either side and borders which are full of mature shrubs and trees.

There is a gate at the side of the property that leads to the rear garden where there is a patio, decking area and large lawn surrounded by trees and fencing to the boundaries.

### Garage

Having an up and over door to the front, light and power and pedestrian door to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the end of College Street at the roundabout turn right onto Longmoor Lane, under the motorway bridge and left into Hayworth Road and Netherfield Road can be found on the left.

8451AMCO

### Council Tax

Erewash Borough Council Band B

### Agents Notes

The property is leasehold with a 999 year lease from 24.6.61.

The annual Ground Rent is £20.00; charged half yearly, on 24 Dec (£10.00) and 24 Jun (£10.00).

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

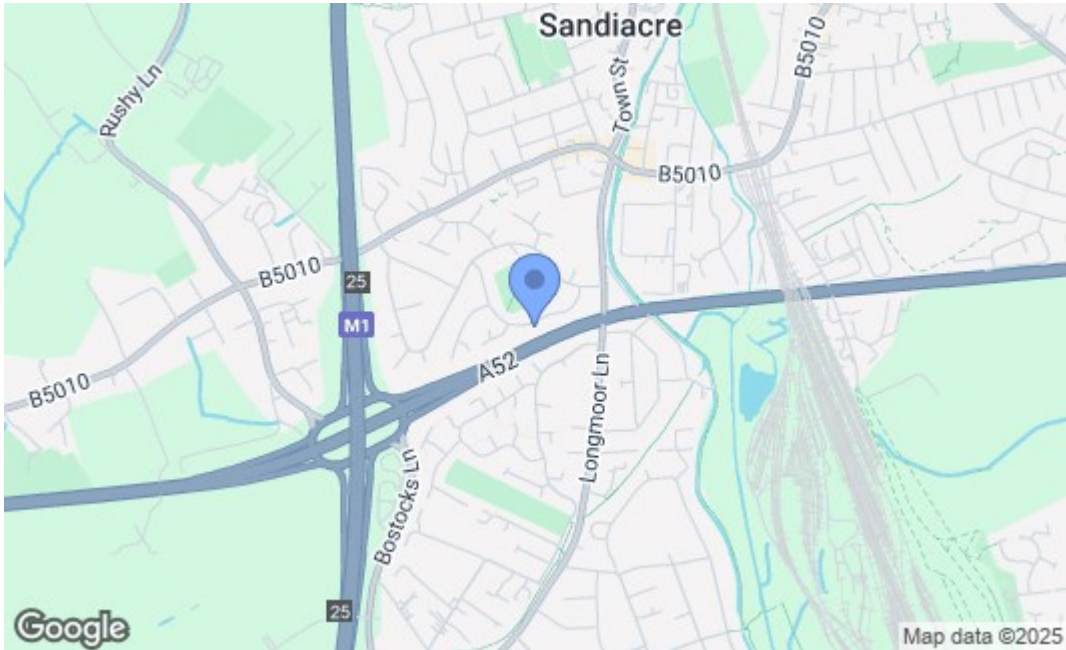
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.