



Margaret Avenue,
Sandiacre, Nottingham
NG10 5JW

Price Guide £190-195,000
Freehold



THIS IS A TWO DOUBLE BEDROOM PROPERTY WHICH IS TASTEFULLY FINISHED THROUGHOUT AND PROVIDES A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on Margaret Avenue in Sandiacre, this lovely property provides well proportioned two bedroom accommodation which has had a conservatory added at the rear and this provides additional ground floor living space and has doors opening to the private rear garden. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection which will enable them to see the whole property for themselves. The property is well placed for easy access to the local amenities provided by Sandiacre and Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient area to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the stylish composite front door, the accommodation includes a reception hall, lounge, a breakfast kitchen, the conservatory and ground floor w.c. and to the first floor the landing leads to the two double bedrooms and bathroom which has a shower over the bath. At the front of the property there is a pebbled area which provides off road parking, a path runs down the right hand side through a gate to the rear where there are various patio/seating areas, an astroturf lawn and fencing to the three boundaries.

The property is within easy reach of the Co-op and Lidl stores in Sandiacre and in Long Eaton there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages, walks in the nearby picturesque countryside 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.



Stylish composite front door with three diamond shaped inset etched double glazed panels and an outside light leading to:

Reception Hall

Stairs with hand rail leading to the first, floor, radiator and panelled door to:

Lounge/Sitting Room

10'10 × 10'9 approx (3.30m × 3.28m approx)

Double glazed window with a fitted blind to the front, feature recess in the chimney breast with a tiled hearth and a wooden mantle over, fitted shelving to either side of the chimney breast and a radiator.

Breakfast Kitchen

10'11 × 10'9 approx (3.33m × 3.28m approx)

The kitchen is fitted with Cream gloss units with a 1½ bowl sink and a four ring gas hob set in a work surface with cupboards, drawers and an oven below, matching eye level wall cupboards and a hood over the cooking area and tiling to the walls by the work surface area, further work surface/.breakfast bar with spaces below for an automatic washing machine and tumble dryer, laminate flooring, cloaks recess under the stairs and a pantry recess to house a fridge/freezer and double opening doors leading into:

Conservatory

13'1 × 8'5 approx (3.99m × 2.57m approx)

Double opening, double glazed French doors leading out to the garden, double glazed windows to three sides, radiator, laminate flooring and a glazed roof.

Cloaks/w.c.

The cloaks/w.c. is accessed from the conservatory and has a low flush w.c., hand basin with a mixer tap and shelving to one wall.

First Floor Landing

Panelled doors lead to the bedrooms and bathroom and there is a hatch to the loft.

Bedroom 1

10'9 × 10'11 approx (3.28m × 3.33m approx)

Double glazed window with fitted blind to the front, built-in cupboard and a radiator.

Bedroom 2

10'10 × 8'2 approx (3.30m × 2.49m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a Triton electric shower over, tiling to three walls and a glazed protective screen, low flush wc. and a hand basin with a mixer tap with a tiled splashback and a double cupboard below, ladder towel radiator, shelved recess and an opaque double glazed window.

Outside

At the front of the property there is a pebbled area which provides off road parking, there is a path to the front door and a second path runs down the right hand side of the property through a gate to the rear garden.

At the rear of the property there is a slabbed area and patio with an astroturf lawn which has raised beds to two sides and there is fencing to the three boundaries.

Outside Store

At the side of the property there is access to an internal store.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the bend turn right into Longmoor Lane and before the motorway bridge turn right into Austins Drive and right again into Margaret Avenue. 8800AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

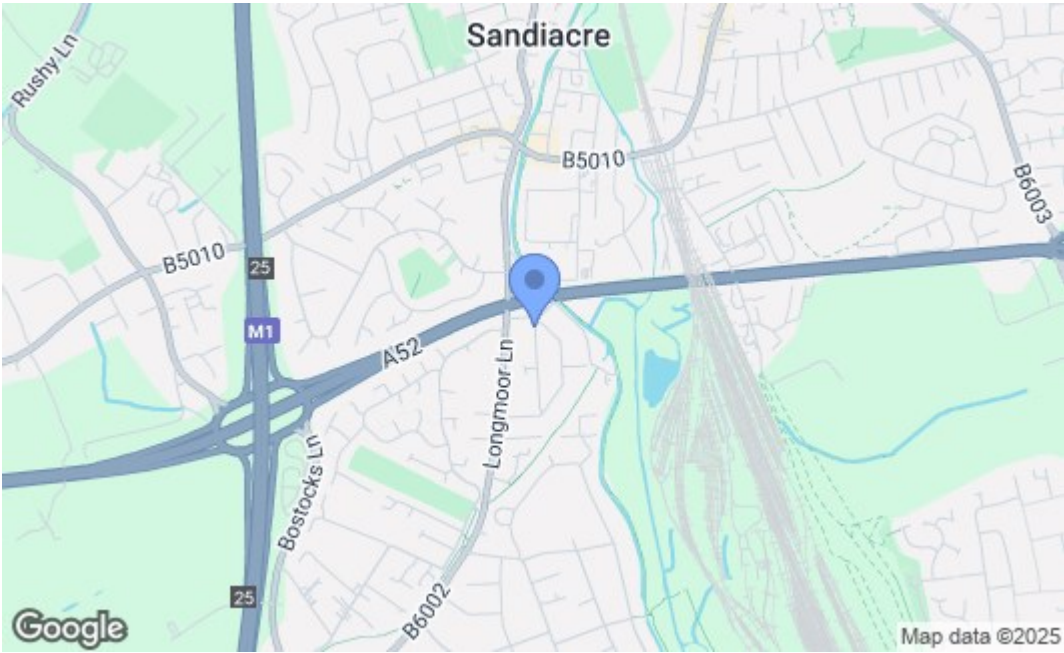
Flood Defenses – No

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		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 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		

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.