



Margaret Avenue,  
Sandiacre, Nottingham  
NG10 5JW

**£210,000 Freehold**



A FANTASTIC TWO BEDROOM TERRACED HOUSE WITH A USEFUL LOFT ROOM AND BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this extremely well presented property that will appeal to a variety of buyers including first time buyers and downsizers. The entrance door opens into the inner hallway with stairs rising to the first floor and door leading to the living room. The living room is a good size with a feature wall with a contemporary log effect electric fire. The modern fitted kitchen diner is a great space for entertaining and benefits from integrated appliances. The conservatory is accessed from the kitchen diner and overlooks the private rear garden. The first floor landing leads to the two bedrooms and modern fitted three piece bathroom with a shower over the bath. There are stairs leading to the loft room which has storage into the eaves, double glazed skylight window and is a practical space and is currently used as a home office. The garden to the rear offers a good level of privacy and is south westerly facing and is also well presented. To the front there is a driveway providing off road parking. Viewings are highly recommended to appreciate this wonderful home.

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.



## Entrance Hall

Composite entrance door with obscure double glazed light panel within, stairs to the first floor, door to:

## Living Room

11'2" x 10'7" approx (3.42m x 3.25m approx)

UPVC double glazed window to the front, radiator, feature wall with wall mounted log effect electric fire, herringbone wood effect vinyl flooring, door to:

## Kitchen Diner

13'10" x 10'7" approx (4.22m x 3.25m approx)

Ceiling spotlights, range of white high gloss wall, base and drawer units with wooden work surface over and matching upstand, inset stainless steel sink and drainer with chrome mixer tap, under cabinet lighting, acrylic splashback, inset Siemens electric hob with stainless steel splashback and Smeg extractor over, integrated Smeg fridge freezer, wall mounted combi boiler housed in a matching cupboard, cupboard housing the electric consumer unit and UPVC double glazed sliding patio doors leading into:

## Conservatory

9'4" x 9'2" approx (2.85m x 2.8m approx)

Brick course with UPVC double glazed windows, UPVC double glazed French doors to the side, polycarbonate pitched roof, tiled floor, light and power.

## First Floor Landing

Ceiling spotlights, doors to:

### Bedroom 1

11'8" x 10'0" approx (3.57m x 3.06m approx)

Two UPVC double glazed windows to the front, radiator, grey wood effect laminate flooring, pocket door providing access to this bedroom.

### Bedroom 2

7'9" x 11'2" approx (2.38m x 3.41m approx)

UPVC double glazed window to the rear, radiator.

## Bathroom

7'10" x 6'0" approx (2.41m x 1.84m approx)

Two obscure UPVC double glazed windows to the rear, three piece white suite comprising of a bath with black taps and a shower over having a rainwater shower and hand held shower, shower screen, tiled splashback, vanity wash hand basin with black mixer tap and tiled splashback, low flush w.c., black heated towel rail, vinyl flooring and shelved storage cupboard.



## Second Floor

### Loft Room

17'6" x 8'6" approx (5.34m x 2.6m approx)

Velux skylight window, ceiling spotlights, storage cupboards and power.

### Outside

To the front of the property there is a Presscrete driveway providing off road parking for approx. two vehicles.

The rear garden is south-west facing, fully enclosed with wooden fence to the boundaries, raised decked seating area, lawned garden with decorative chippings to one side, additional raised decked seating area, paved seating area and timber storage shed. Gate providing access to the front.

### 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. S072MH

### 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

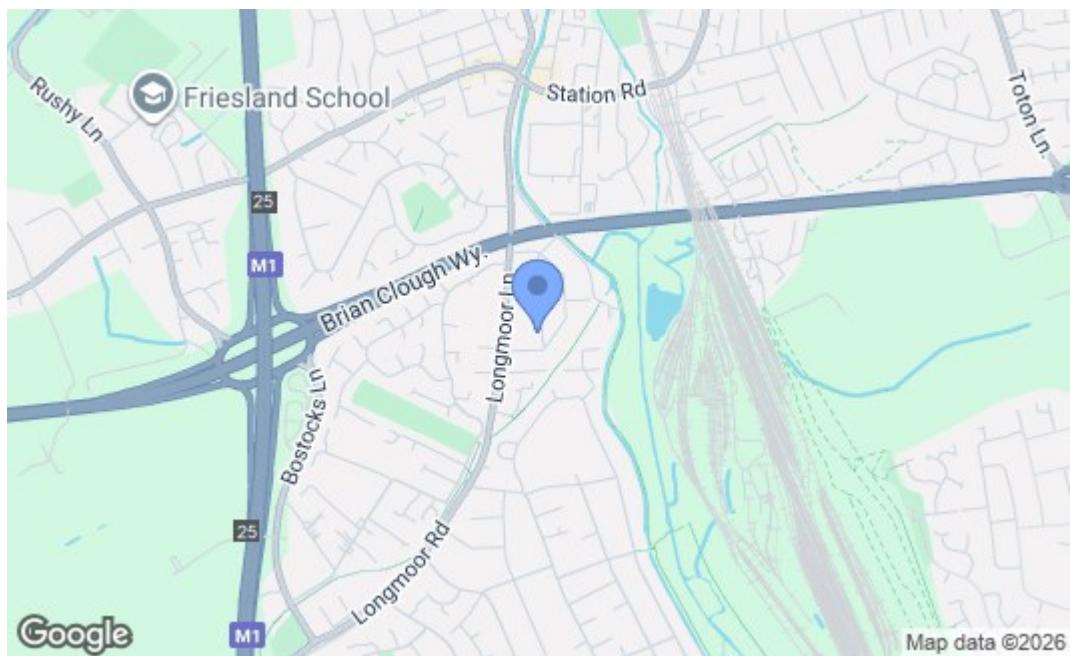
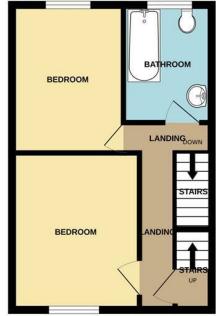
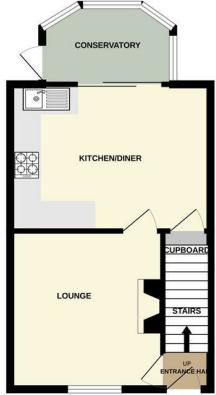
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.