



**Spencer Avenue
Sandiacre, Nottingham NG10 5DA**

A THREE BEDROOM SEMI DETACHED
HOUSE.

£215,000 Freehold



This three bedroom semi detached house comes to the market in a ready to move into condition and is ideal for first time buyers and young families.

There are two features which set this property apart from many and that is the fact that it has a forecourt providing off-street parking for 2-3 vehicles and a larger than average rear garden with useful garden storage solution.

This double fronted property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

Being double fronted means that there is generous ground floor accommodation with a throughout lounge, as well as a fitted dining kitchen. To the first floor, there are three well proportioned bedrooms and family bathroom.

Situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within easy reach. For those who enjoy the outdoors, within walking distance is Stoney Clouds Nature Reserve and there is also open space and sports fields close by. There is a useful convenience store within walking distance, as well as a regular bus service linking Nottingham and Derby. A short drive away is the A52, again linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

An early viewing of this great home is highly recommended.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, doors to lounge and dining kitchen.

LOUNGE

15'10" x 11'4" (4.85 x 3.46)

Feature period style fireplace with tiled insert, cast iron with wood surround, radiator, double glazed window to the front, double glazed patio doors leading to the rear garden.

DINING KITCHEN

17'3" x 12'1" reducing to 6'11" (5.26 x 3.69 reducing to 2.13)

Range of fitted wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Further appliance space, suitable for fridge/freezer. Table and chair space, cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed windows to the front and side, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window, radiator, hatch to partially boarded loft.

BEDROOM ONE

11'6" x 8'10" increasing to 11'10" (3.51 x 2.71 increasing to 3.61)

Fitted bedroom furniture including wardrobes, eye level units and bedhead, radiator, double glazed window to the front.

BEDROOM TWO

10'4" x 7'5" (3.15 x 2.28)

Built-in cupboard, radiator, double glazed window to the front.

BEDROOM THREE

8'4" x 7'9" (2.56 x 2.38)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

6'0" x 5'7" (1.85 x 1.72)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with mixer shower attachment and screen over. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road with a block paved forecourt providing off-street parking for up to three cars. Fencing to both sides. There is gated pedestrian access at the side of the house where there is a pathway and a useful timber built storage solution with six compartments (some with light and power), ideal for storage of bikes, garden tools, etc., the Vendor has a tumble dryer in one of the compartments. The rear garden offers a generous space, ideal for families, with a large raised decked area, attractive balustrade and steps leading to the main garden which is laid to lawn flanked with shrub borders.

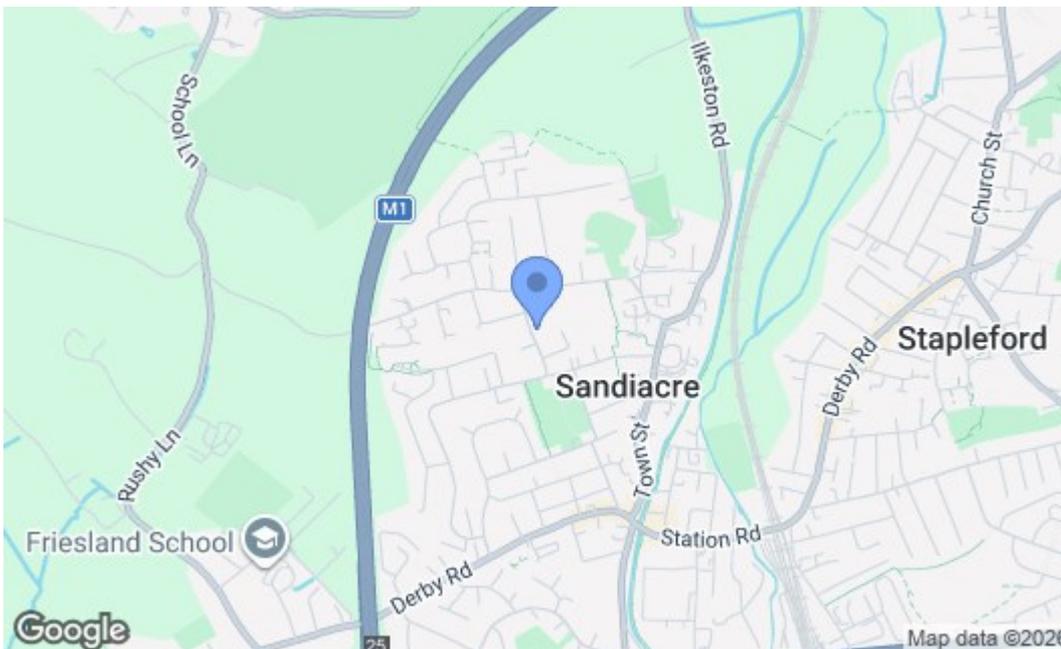




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.