

**New Terrace**  
**Sandiacre, Nottingham NG10 5PU**

**£190,000 Freehold**

A TOTALLY RENOVATED & MODERNISED  
TWO BEDROOM END TOWN HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



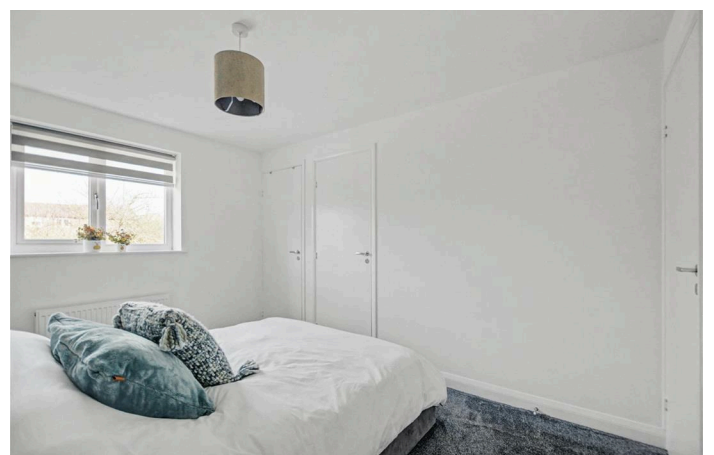
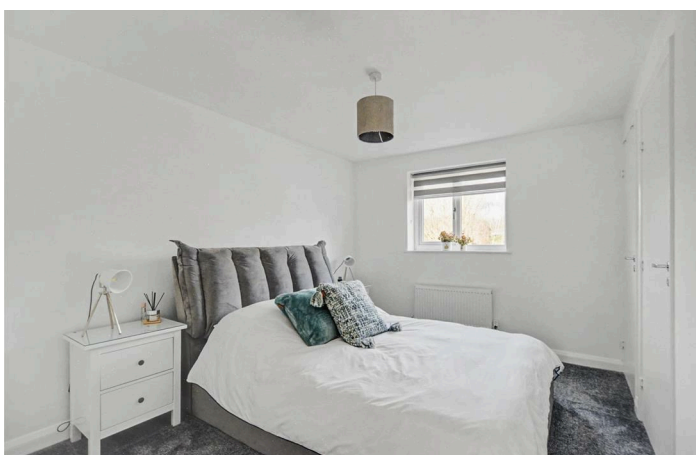
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY MODERNISED TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance lobby/hallway, living room and dining kitchen. The first floor landing provides access to two bedrooms and a modern, three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking leading down the right hand side of the property, as well as front and rear gardens.

The property is located in this quiet residential cul de sac location being within easy reach of excellent nearby schooling for all ages. There is also easy access to excellent outdoor countryside such as Stoney Clouds and "Cardboard Hill". For those needing transport links, there are good access routes nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in a ready to move into condition and would ideally suite both first time buyers and young families alike. We highly recommend an internal viewing.



## HALL

6'11" x 3'0" (2.11 x 0.92)

uPVC panel and double glazed front entrance door, radiator, turning staircase rising to the first floor. Door to living room.

## LIVING ROOM

15'2" x 12'9" (4.63 x 3.90)

Double glazed window to the front (with fitted roller blinds), radiator, media points, useful understairs storage space. Door to dining kitchen.

## DINING KITCHEN

12'9" x 8'6" (3.89 x 2.61)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge marble effect work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, fitted four ring hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, space for dining table and chairs, radiator, spotlights, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

## BEDROOM ONE

12'11" x 9'8" (3.94 x 2.95)

Double glazed window to the front (with fitted roller blind), radiator, useful storage wardrobe with hanging space, additional boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## BEDROOM TWO

11'0" x 6'9" (3.37 x 2.07)

Double glazed window to the rear (with fitted roller blind), radiator.

## BATHROOM

7'11" x 5'9" (2.42 x 1.76)

Modern white three piece suite comprising panel bath with glass screen, mixer tap and mains shower over, wash

hand basin with mixer tap, push flush WC. Decorative tiling to the walls, double glazed window to the rear, LED spotlights, extractor fan, ladder towel radiator.

## OUTSIDE

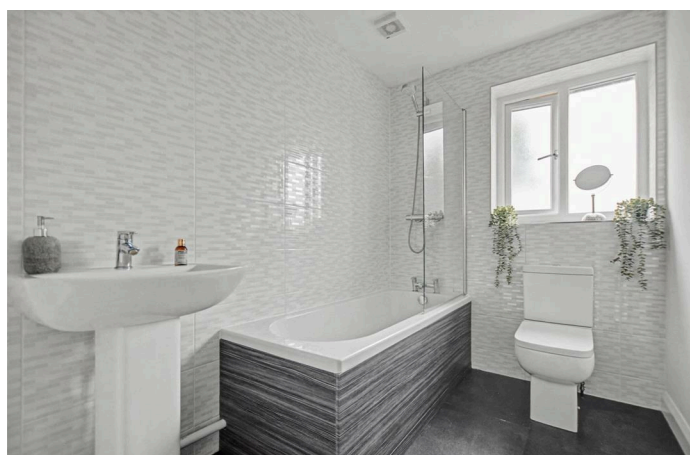
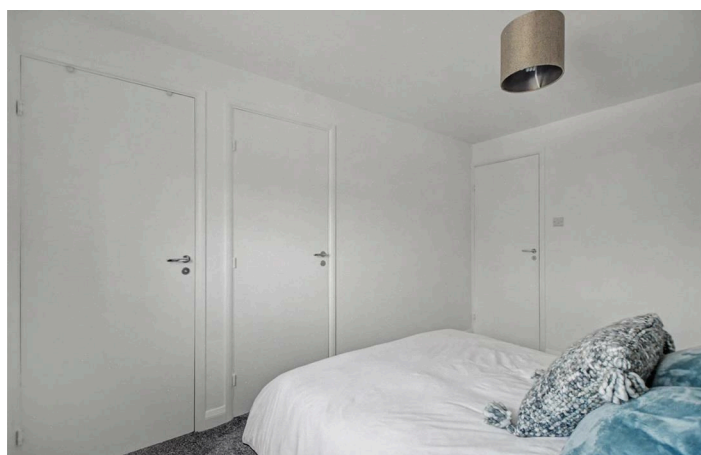
To the front of the property, there is a garden lawn and pathway providing access to the front entrance door. Leading down the side of the property, there is off-street parking for two/three vehicles, as well as gated pedestrian access into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines with a pedestrian gate leading back onto the driveway. The garden has an initial paved patio seating area (ideal for entertaining) leading onto a lawn with timber storage shed tucked away in the bottom right corner of the plot.

## DIRECTIONS

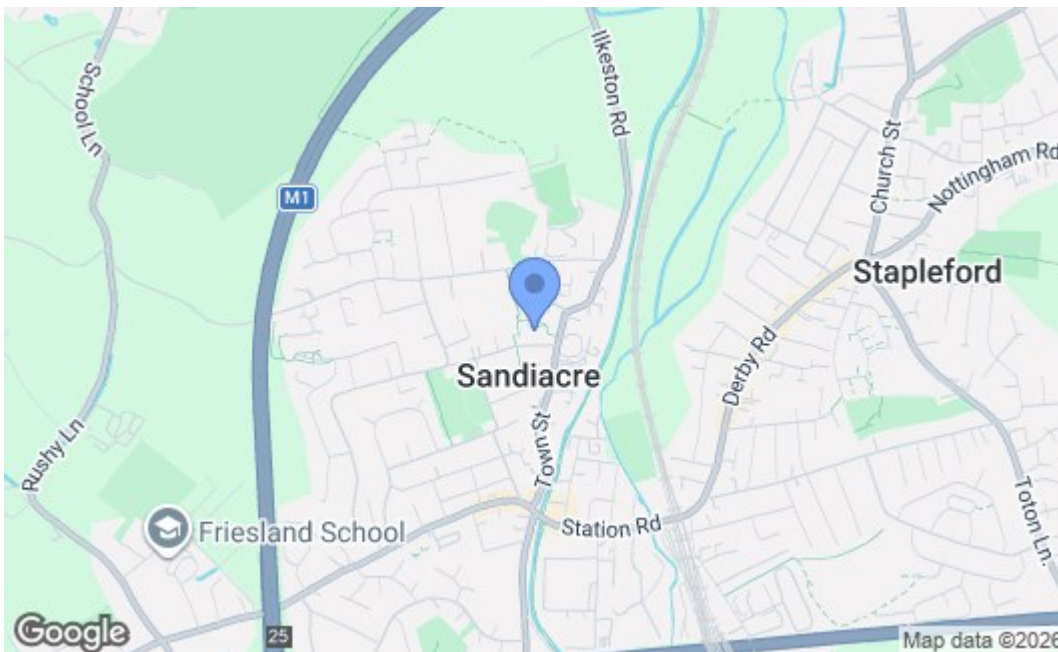
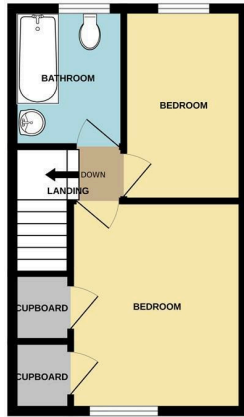
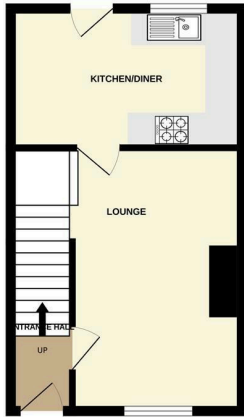
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, take a right turn onto Town Street and proceed parallel with the canal before taking an eventual left hand turn at the bend in the road onto Church Street. Take a first left onto Taft Avenue and then left again into the cul de sac of New Terrace. Follow the road to the end and the property can be identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		70	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.