



**Stevens Road**  
**Sandiacre, Nottingham NG10 5FU**

**£210,000 Freehold**

A TOTALLY RENOVATED READY TO MOVE INTO THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED AND READY TO MOVE INTO THREE BEDROOM MID TERRACED HOUSE SITUATED IN THE HEART OF SANDIACRE WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises front living room, inner lobby with half cellar access, open plan "L" shaped family dining kitchen. The first floor landing then provides access to three bedrooms and newly fitted spacious bathroom suite.

The property also benefits from newly fitted gas fired central heating system from a combination boiler, double glazing throughout with recent replacement front and rear doors, newly fitted kitchen and bathroom, upgrades to the electrical system, as well as an easy to maintain enclosed rear garden.

The property is located in this popular residential location in the heart of Sandiacre within walking distance of shops, services, amenities, schooling for all ages, as well as excellent transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home in a ready to move into condition and we highly recommend an internal viewing.



## LIVING ROOM

13'6" x 12'8" (4.14 x 3.88)

Feature composite and double glazed front entrance door with diamond shaped central panel, double glazed window to the front, radiator, laminate flooring, meter cupboards. Opening through to the inner lobby.

## INNER LOBBY

2'11" x 2'8" (0.91 x 0.82)

Laminate flooring, door down to half cellar with lighting and shelving. Opening through to the open plan "L" shaped family dining kitchen.

## FAMILY DINING KITCHEN

22'7" x 13'4" (6.90 x 4.08)

The dining area offers ample space for dining table and chairs, laminate flooring, open access to turning staircase rising to the first floor, radiator, double glazed window to the rear. The dining area then open out to the newly fitted kitchen which comprises a matching range of fitted base and wall storage cupboards and drawers all soft-closing with square edge laminate effect work surfacing with inset one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted four ring hob with extractor over and oven beneath, spotlights, plumbing for washing machine, laminate flooring, double glazed window to the side, uPVC panel and double glazed door to the rear garden.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Spotlights, useful storage closet with loft access point to an insulated loft space.

## BEDROOM ONE

12'4" x 9'10" (3.77 x 3.00)

Double glazed window to the rear, radiator.

## BEDROOM TWO

12'2" x 10'2" (3.72 x 3.12)

Double glazed window to the front, radiator.

## BEDROOM THREE

12'3" x 6'9" (3.74 x 2.07)

Double glazed window to the front, radiator.

## BATHROOM

12'1" x 6'7" (3.70 x 2.03)

Newly fitted spacious three piece suite comprising "P" shaped bath with Georgian-style black etched glass shower screen with waterfall mixer tap and dual attachment mains shower over, wash hand basin with waterfall mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls, tile effect flooring, chrome ladder towel radiator, spotlights, Xpelair extractor fan, boiler cupboard housing the newly fitted gas fired combination boiler (for central heating and hot water).

## OUTSIDE

Enclosed front garden with dwarf brick boundary wall and access to the front entrance door. Shared access then leads down the right hand side of the property leading into the rear garden via a pedestrian gate.

## TO THE REAR

Enclosed walled garden with pedestrian gated access leading back to the front of the property. Within the garden there are raised flowerbeds and courtyard style garden with two brick outbuildings and a water tap.

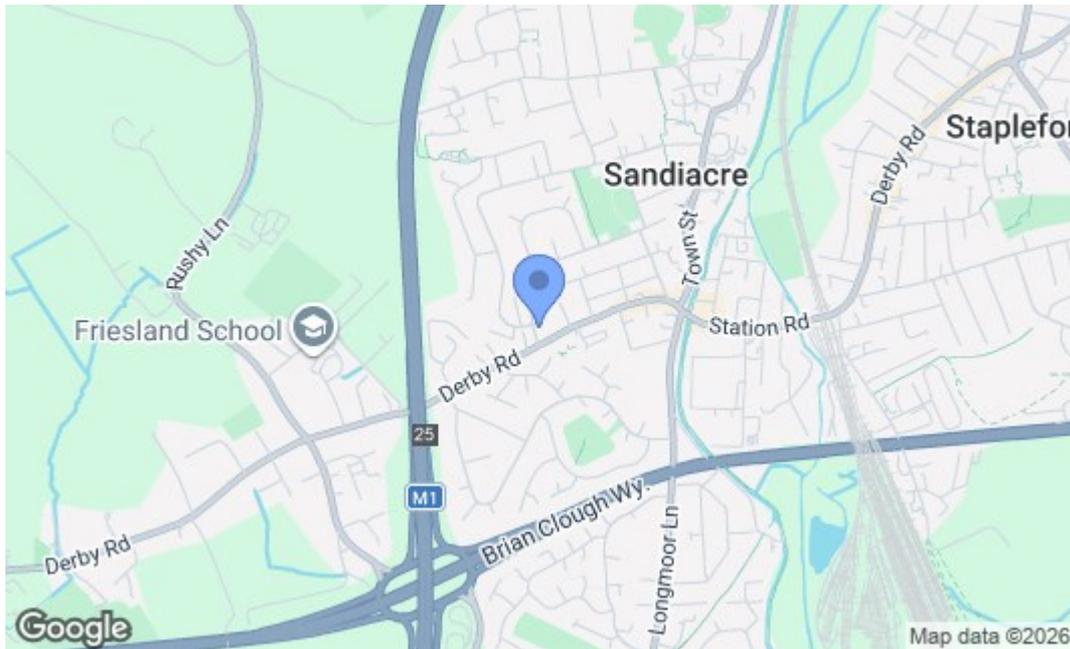
## DIRECTIONS

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over and up Derby Road in the direction of Risley before taking a right turn onto Stevens Road. The property can then be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





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