



Victor Crescent,  
Sandiacre, Nottingham  
NG10 5JT

**Price Guide £210-220,000**

**Freehold**



A DOUBLE FRONTED TWO BEDROOM SEMI DETACHED HOME SITUATED ON VICTOR CRESCENT, OFFERING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION, IDEAL FOR FIRST TIME BUYERS.

Robert Ellis are pleased to bring to the market this attractive semi detached property which benefits from a generous layout and plenty of natural light throughout. The accommodation includes a living room in excess of 15ft with dual aspect windows, creating a bright and welcoming space, along with a dining area opening through to the kitchen, ideal for modern day living.

There are two well proportioned bedrooms, with the master bedroom measuring in excess of 15ft, providing excellent space rarely found in similar properties. Externally, the property benefits from off road parking and a pleasant outdoor space, while being conveniently located for local amenities and transport links. An ideal opportunity for a first time buyer, an internal viewing is highly recommended to fully appreciate the space and layout on offer.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby 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 door to the front, tiled floor, stairs to the first floor and open to:

### Lounge

17'1 x 10'9 approx (5.21m x 3.28m approx)

Double glazed bay window to the front, double glazed window to the rear, two radiators, TV point.

### Dining Area

7'7 x 7'4 approx (2.31m x 2.24m approx)

Double glazed window to the front, vertical radiator, laminate flooring and open to:

### Kitchen

10'2 x 7'7 approx (3.10m x 2.31m approx)

Two double glazed windows to the rear, range of matching wall and base units with roll edged work surfaces over, stainless steel sink and drainer, plumbing for a washing machine, part tiled walls, integrated electric oven, four ring induction hob, extractor over, plumbing for a dishwasher, space for a fridge freezer, laminate flooring and door to:

### Rear Lobby

Double glazed door to the rear garden.

### First Floor Landing

Double glazed window to the rear and doors to:

### Bedroom 1

15'6 x 9'3 to wardrobes approx (4.72m x 2.82m to wardrobes approx)

Double glazed windows to the front and rear, radiator, built-in wardrobes.

### Bedroom 2

13'4 x 7'4 approx (4.06m x 2.24m approx)

Double glazed window to the front, radiator.

### Bathroom

Obscure double glazed window to the rear, panelled bath, single shower cubicle with wall mounted shower, low flush w.c., vanity wash hand basin, extractor fan, tiled floor and part tiled walls.

### Outside

To the front there is a dropped curb with off road parking for a couple of vehicles.

To the rear of the property there is a decked patio, artificial lawn, outside tap and double smart socket. Gated side access from the front of the property.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini roundabout run right onto Longmoor Lane and Victor Crescent can be found as a turning on the right hand side.

9199CO

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 67mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

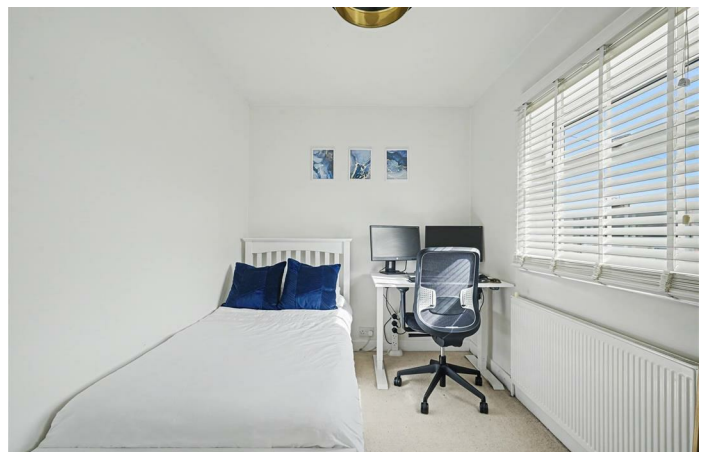
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Council Tax

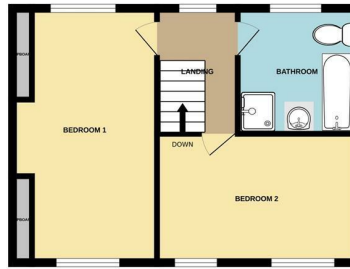
Erewash Borough Council Band A





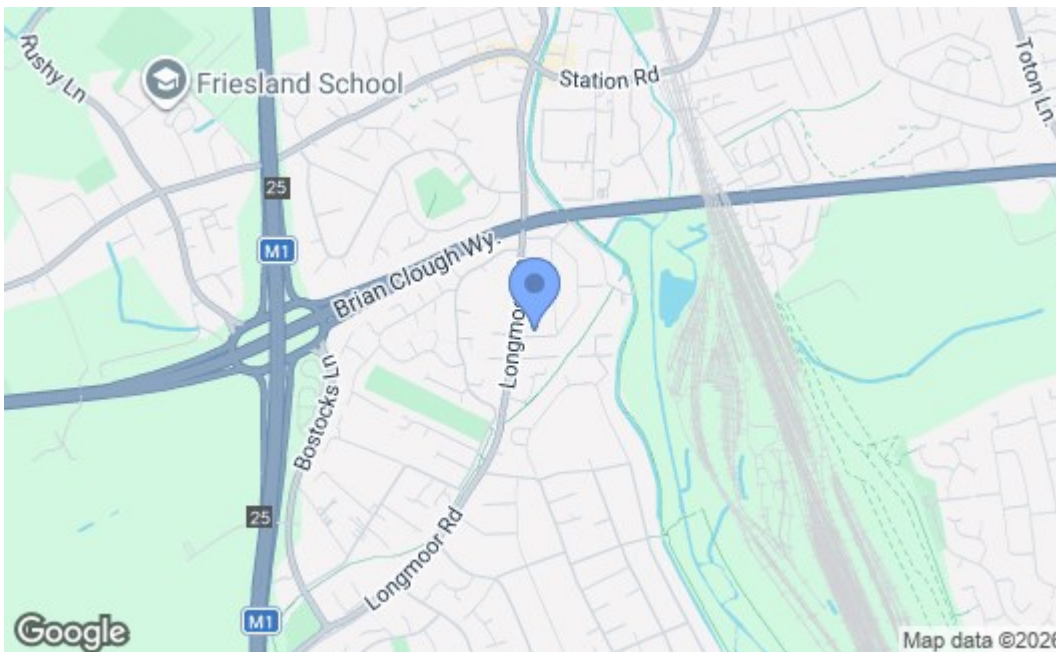
GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
<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	

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