



Balmoral Close,  
Sandiacre, Nottingham  
NG10 5LF

**£250,000 Freehold**



A TWO BEDROOM DETACHED HOME SITUATED ON BALMORAL CLOSE IN SANDIACRE, TUCKED AWAY WITHIN A QUIET CUL-DE-SAC AND OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this well maintained detached property which offers an excellent opportunity for purchasers looking to modernise and create a home to their own specification. Positioned within a sought after residential location, the property provides spacious accommodation and fantastic potential.

The accommodation comprises a fitted kitchen, two well proportioned bedrooms and bathroom, along with a spacious lounge to the rear aspect which flows through to the conservatory, creating a bright and versatile living space overlooking the garden. Externally, the property benefits from a garage, off road parking and a private rear garden, offering a pleasant outdoor setting.

Situated on the popular Balmoral Close, the property is conveniently located for local amenities, transport links and nearby road networks, whilst enjoying the benefits of a quiet cul-de-sac position.

Being offered with no onward chain, an internal viewing is highly recommended to fully appreciate the potential, space and location this detached home has to offer.



## Porch

Double glazed door to the front, door to:

## Hallway

Radiator, door to kitchen, storage cupboard housing the boiler, door to the lounge and loft access hatch.

## Lounge

Double glazed window to the rear, radiator, electric fire, hearth and mantle, coving, sliding patio doors to:

## Conservatory

Double glazed patio doors and windows to the rear, tiled floor.

## Kitchen

Double glazed window to the front, part tiled walls, radiator, matching wall and base units with work surfaces over, inset sink and drainer, breakfast bar, linoleum flooring, space for a cooker, plumbing for a washing machine, space for an under-counter fridge .

## Shower Room

Double glazed window to the front, radiator, low flush w.c., single shower cubicle with mains flow shower, pedestal wash hand basin, coving, radiator.

## Bedroom 1

Double glazed window to the rear, radiator.

## Bedroom 2

Double glazed window to the front, radiator.

## Outside

To the front of the property there is a lawned garden, shrubs to the borders, driveway leading to the garage.

The rear garden is laid mainly to lawn, patio area, side gate to the front.

## Garage

Up and over door to the front, side door, power and light.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend with the church, turn right into College Street.

Proceed to the end and at the island turn left onto Longmoor Road, first right onto Springfield Avenue, right onto Sandringham Road and Balmoral Close can be found on the left.

9352CO

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

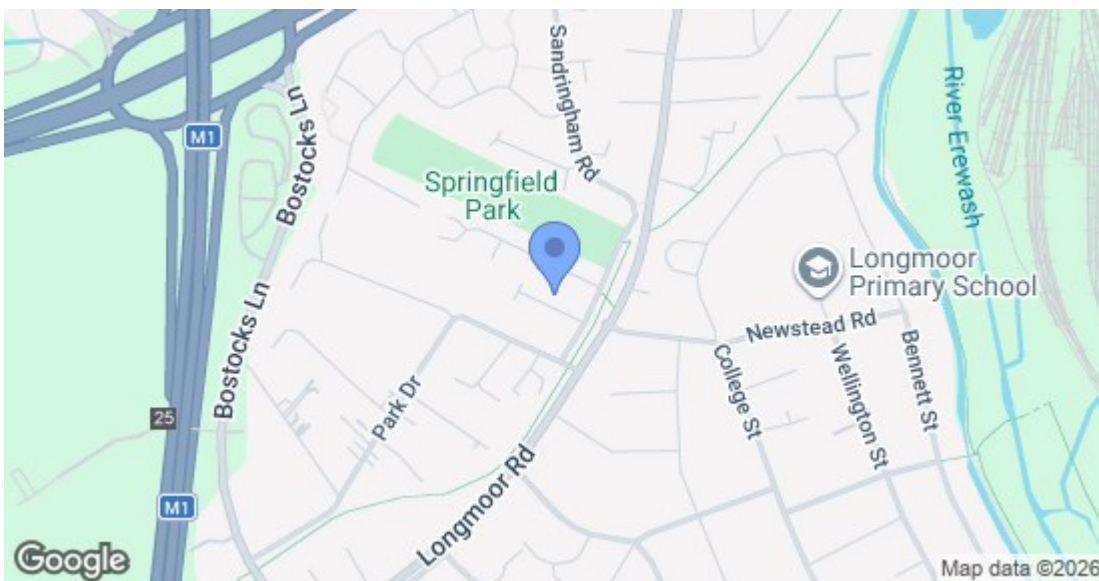
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



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.