



**Netherfield Road  
Sandiacre, Nottingham NG10 5LP**

**£175,000 Leasehold**

A DOUBLE FRONTED TWO BEDROOM  
SEMI DETACHED BUNGALOW OFFERED  
FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DOUBLE FRONTED TWO BEDROOM SEMI DETACHED BUNGALOW, OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN, SITUATED WITHIN A POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Internally, the accommodation sits on one level and comprises an entrance hall with two bedrooms situated at the front of the property, a central bathroom accessed off the hallway and to the rear, a lounge with double sliding patio doors opening out to the rear garden, and a kitchen.

Other benefits to the property include gas fired combination boiler (for central heating and hot water,) double glazing, off-street parking, detached garage with power and lighting, and generous garden space to the rear.

Situated on a relatively level plot, the property would ideally suit those looking to reside in a single level property or downsize, yet have the benefit of both front and rear gardens.

The property is ideally located within easy access to the nearby towns of both Stapleford and Long Eaton, where a variety of shops and services can be found and for those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M11 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



## ENTRANCE HALL

10'1" x 4'3" (3.08 x 1.32)

uPVC panel and double glazed front entrance door, radiator, coving, picture rail, double glazed window to the side of the door. Internal doors to both bedrooms, bathroom and living space.

## LOUNGE

15'6" x 11'8" (4.74 x 3.57)

Two pairs of uPVC double glazed sliding patio doors opening out to the rear garden, radiator, coving, TV point, feature Adam-style fire surround with marble effect insert and hearth housing coal effect fire, mediate points. Door to kitchen.

## KITCHEN

8'2" x 8'0" (2.5 x 2.45)

A modern fitted kitchen comprising a range of matching fitted storage cupboards with roll top work surfaces and inset 1½ sink and drainer with central swan-neck mixer tap. Fitted four ring hob with extractor fan over and oven beneath, space for freestanding fridge/freezer, plumbing for washing machine, double glazed window to the side, tiled floor, radiator, coving, tiled splashbacks and uPVC double glazed door to outside.

## BEDROOM ONE

12'1" x 10'9" (3.69 x 3.3)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

9'3" x 8'1" (2.82 x 2.48)

Double glazed window to the front, radiator, coving.

## BATHROOM

8'1" x 5'11" (2.48 x 1.81)

Modern white three piece suite comprising panel bath with electric shower over, wash hand basin with mixer tap and double storage cupboards beneath and push-flush WC. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), fully tiled walls, coving, double glazed window to the side (with fitted roller blind), radiator, loft access point.

## OUTSIDE

To the front of the property is a shaped lawn and paved pathway to the front entrance door. The tarmac driveway leads down the left hand side of the property providing off-street parking and access to the single garage. The rear garden is enclosed predominantly by timber fencing and benefits from a good size paved patio area, ideal for entertaining, with paved pathway providing access to the foot of the plot. There are shaped lawn sections with planted borders, housing a variety of mature bushes and shrubbery, timber storage shed situated to the bottom left corner of the plot. Personal access door into the garage, side access gate leading onto the driveway.

## DETACHED GARAGE

19'0" x 9'0" (5.80 x 2.75)

Up and over door to the front, personal access door to the side, power and lighting.

## DIRECTIONAL NOTE

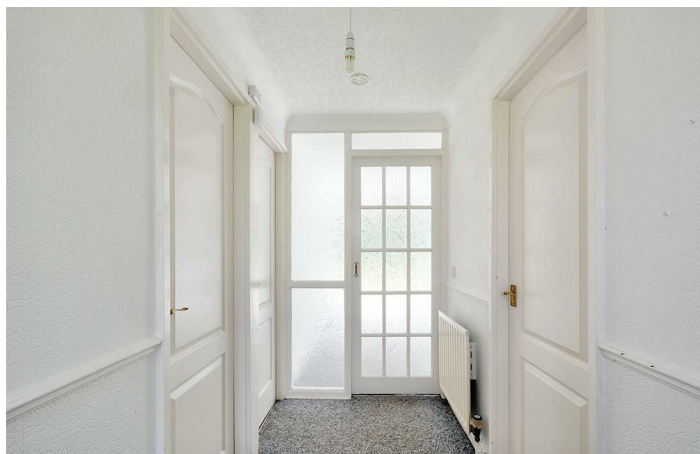
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn left onto Longmoor Lane and proceed parallel with the canal in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth Road and the first left onto Netherfield Road. Proceed round the bend and the property can then be found on the left hand side.

## AGENT NOTES

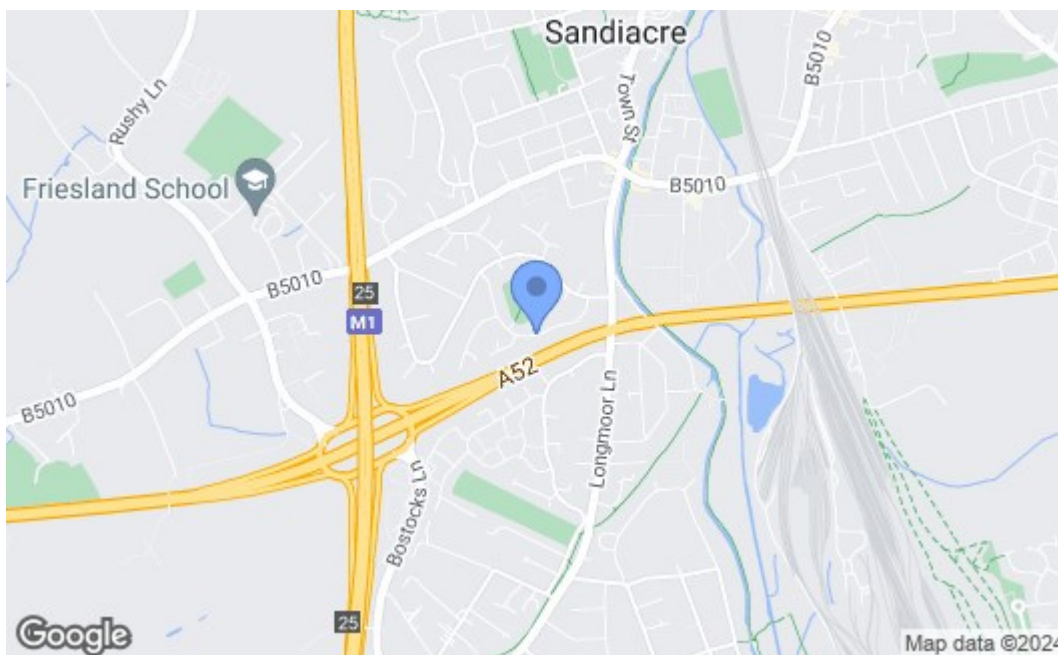
It is understood the property is on a leasehold term of 999 years from 1961.

We understand there is a £15 per year payment for ground rent.

We ask you confirm this information prior to completion.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.