



Taft Avenue  
Sandiacre, Nottingham NG10 5PX

A THREE STOREY THREE BEDROOM END  
TOWN HOUSE OFFERED FOR SALE WITH  
NO UPWARD CHAIN.

**£225,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS SPACIOUS AND WELL PRESENTED THREE STOREY THREE BEDROOM END TOWN HOUSE SITUATED IN THIS QUIET AND RESIDENTIAL CUL DE SAC.

With accommodation over three floors comprising an entrance hallway, living room, full width kitchen and conservatory to the ground floor. The first floor landing provides access to bedrooms two and three, and bathroom. A further inner hallway and staircase then provides access to the top floor attic bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, front and rear gardens.

The property is located within this quiet residential cul de sac location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to ample outdoor space and great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## ENTRANCE HALL

6'4" x 2'9" (1.94 x 0.86)

uPVC panel and stained glass front entrance door, turning staircase rising to the first floor. Door to the living room.

## LIVING ROOM

15'0" x 9'8" (4.58 x 2.97)

Double glazed living room to the front (with fitted blinds) radiator, wooden flooring, media points, coving, decorative ceiling rose, fitted display shelving, fire surround with inset log-effect fire. Door to the kitchen.

## KITCHEN

13'1" x 8'1" (4.00 x 2.47)

Equipped with a matching range of fitted base and wall storage cabinets and drawers, roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted five ring gas hob with extractor over, in-built eye level 'Neff' multi oven and additional 'Neff' slide and hide drawer oven. 'German' front opening frost free freezer, 'Sharpe' dishwasher, 'Indesit' washing machine and tumble dryer above (all included if required). Tiled floor, decorative shaped viewing archway through to the conservatory, pedestrian archway also through to the conservatory, useful understairs storage pantry with light and electric.

## CONSERVATORY

12'4" x 11'10" (3.77 x 3.63)

Continuation of the matching tiled floor from the kitchen, brick and double glazed construction with pitched roof and ceiling fan, radiator, double glazed windows to both the sides and rear, double glazed French doors then open out into the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms two, three and bathroom. Door to inner hallway. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Spotlights, radiator.

## BEDROOM TWO

11'8" x 6'11" (3.56 x 2.12)

Double glazed window to the front (with fitted blinds), built-in bed with paneling, radiator, wooden flooring, fitted shelving, double wardrobe with storage space above.

## BEDROOM THREE

11'5" x 6'9" (3.49 x 2.08)

Double glazed window, radiator, coving, TV point.

## BATHROOM

5'8" x 8'0" (1.74 x 2.46)

Three piece suite comprising paneled in bath with tiled surround and mains shower, low flush WC, inset wash hand basin with

worktop space, storage drawers and cabinets beneath. Partial wall paneling and tiled walls, double glazed window (with fitted blind), coving, radiator, tiled floor.

## INNER LANDING HALLWAY

Staircase rising to the attic bedroom.

## ATTIC BEDROOM

12'9" x 9'5" (3.89 x 2.89)

Two Velux roof windows to the rear, wall light points, power sockets, radiator, TV aerial, spotlights, eaves storage space with boarding and lighting.

## OUTSIDE

To the front of the property there is an entrance driveway providing off-street parking, block paved driveway providing off-street parking in front of each other for two cars, pathway to front entrance door, decorative low maintenance front garden being predominantly stoned making an ideal seating area, covered by mature bushes and shrubbery to the boundary line. Pedestrian gated access then leads through to the rear garden where there is a good size storage area and timber shed, external water tap, lighting point. The garden then opens out to a partially walled and fenced in lawned rear garden with gravel stone borders housing a variety of bushes and shrubbery to the boundary line.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, take a left onto Church Street and then take a left onto Taft Avenue. Take an immediate right and the property can be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band B.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk: Surface Water - Very Low, Rivers & Sea - Very Low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

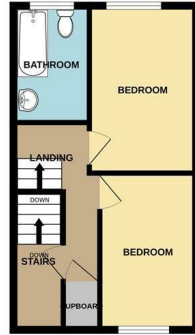
Other Material Issues – No



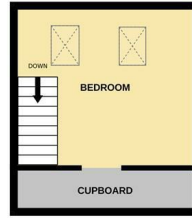
GROUND FLOOR  
496 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given 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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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