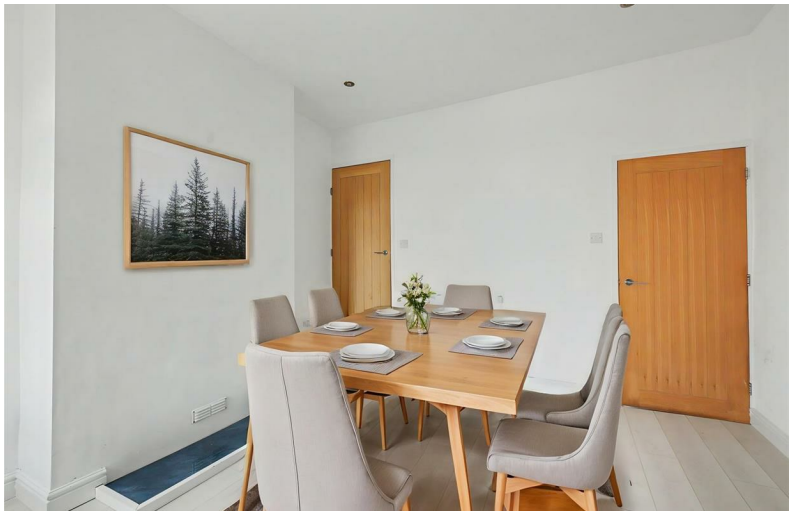
Robert Ellis

look no further...



Victoria Road
Sandiacre, Nottingham NG10 5JE

A BAY FRONTED VICTORIAN TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£200,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. DETACHED GARAGE TO THE REAR.

With accommodation over two floors, the ground floor comprises living room, inner lobby with useful understairs storage space, central dining room, kitchen and rear porch. The first floor landing then provides access to two bedrooms and a four piece bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and an enclosed rear garden incorporating an outside WC with light and power, useful brick store also with power and light, two garden sheds and access to the detached garage to the rear.

The property is positioned in this favoured and established residential catchment location within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland. There is also easy access to excellent nearby transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to local amenities, including Co-op and Lidl, and neighbouring towns of Stapleford and Long Eaton.

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

LIVING ROOM
14'0" x 11'10" (4.28 x 3.63)
Feature composite and double glazed front entrance door with diamond shaped double glazed panel set within the door, double glazed window to the front (with half fitted shutters), exposed floorboards, two radiators, spotlights, media points, central chimney breast incorporating a tiled fireplace, meter cupboard. Door to inner lobby.

INNER LOBBY
Doors to both reception rooms, spotlights, laminate flooring, access to the understairs storage space with power, lighting and shelving.

DINING ROOM
11'10" x 11'10" (3.62 x 3.62)
Door with staircase rising to the first floor, radiator, laminate flooring, media points, spotlights, double glazed window to the rear, access into the kitchen.

KITCHEN
9'3" x 7'6" (2.83 x 2.30)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, integrated fridge and freezer, wall mounted gas fired combination boiler (for central heating and hot water), tiled floor, double glazed window to the side, Georgian-style panel and glazed door leading through to the rear lobby.

REAR LOBBY/PORCH
4'7" x 3'7" (1.42 x 1.10)
uPVC constructed with polycarbonate roof with tiled floor (to match the kitchen), double glazed window to the rear, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, radiator, spotlights. Loft access point via pull-down loft ladder to an insulated loft space.

BEDROOM ONE
11'10" x 10'7" (3.62 x 3.24)
Double glazed window to the front, radiator, spotlights, useful overstairs storage cupboard.

BEDROOM TWO
11'11" x 9'3" (3.64 x 2.82)
Double glazed window to the rear, radiator, spotlights, TV point.

BATHROOM
8'9" x 6'10" (2.69 x 2.09)
Modern white four piece suite comprising freestanding bathtub with mixer tap, separate tiled and enclosed corner shower cubicle with mains shower, glass screen and sliding glass shower door, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, double glazed window to the rear, extractor fan and ladder towel radiator.

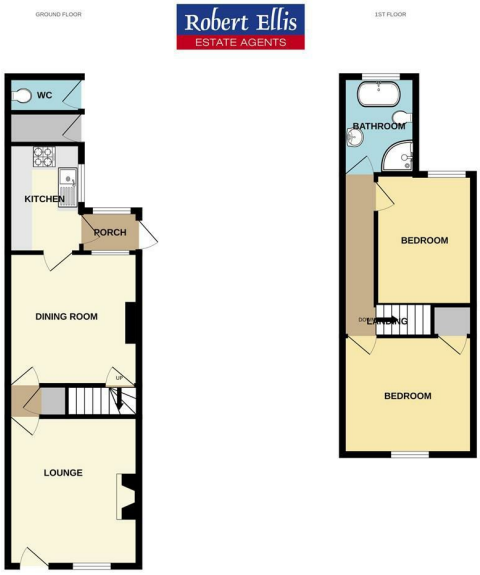
OUTSIDE
To the front of the property, there is a small garden with brick boundary wall, shared wrought iron pedestrian gate, decorative tiling and coloured gravel chippings.

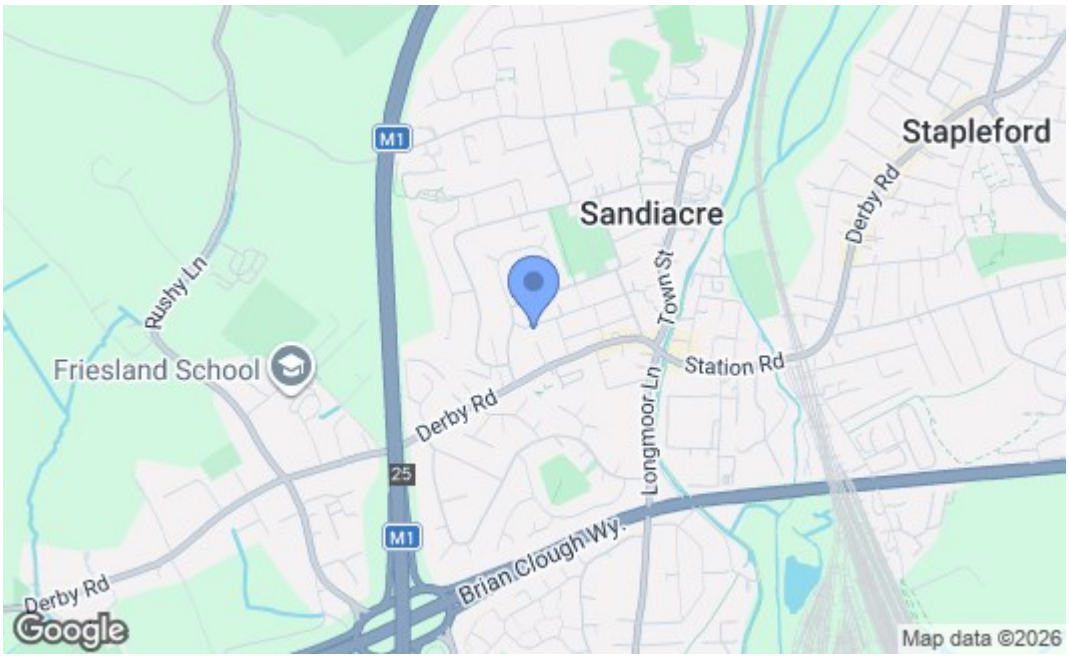
TO THE REAR
The rear garden is enclosed by brick walls to the boundary line and incorporates a paved patio seating area (ideal for entertaining), leading onto a garden lawn section with a continuation of the patio via a pathway providing access to the foot of the plot to which there is a personal access door into the rear of the garage and a rear pedestrian gate providing access to the front of the garage. Within the garden, there is a decked entertaining space, two useful garden sheds, as well as a brick outbuilding with power and lighting, outside WC also with lighting and power. To the garden space, there is an outside water tap, lighting point and additional pedestrian gate providing access back to the front of the property.

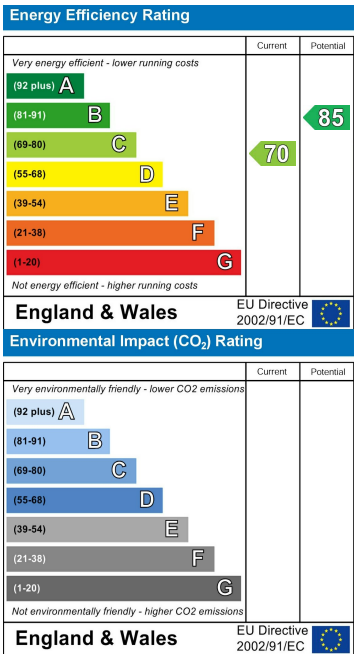
DETACHED GARAGE
18'0" x 9'3" (5.50 x 2.82)
Accessed via the road behind (Smedleys Avenue), this detached garage has an up and over door to the front, personal access door to the rear and rear window.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road, Sandiacre. Take a right hand turn just past the Co-op onto King Edward Street and then take the second left onto Victoria Road. The property can be found on the left 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.







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.

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