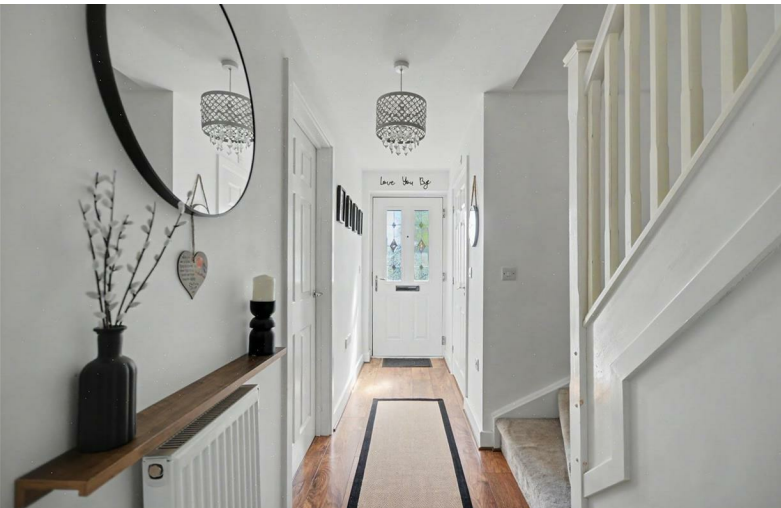




**Waterside Close
Sandiacre, Nottingham NG10 5PW**

A TWO BEDROOM SEMI DETACHED HOME
POSITIONED IN A QUIET RESIDENTIAL
CUL DE SAC. SOLD ON A SHARED
OWNERSHIP BASIS AT 40%.

40% Shared ownership £90,000 Leasehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS IDEAL STARTER PROPERTY 40% SHARED OWNERSHIP SCHEME IN CONJUNCTION WITH EMH HOME. A MODERN WESTERMAN HOMES CONSTRUCTED TWO BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, kitchen to the front and living room to the rear. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous enclosed rear garden.

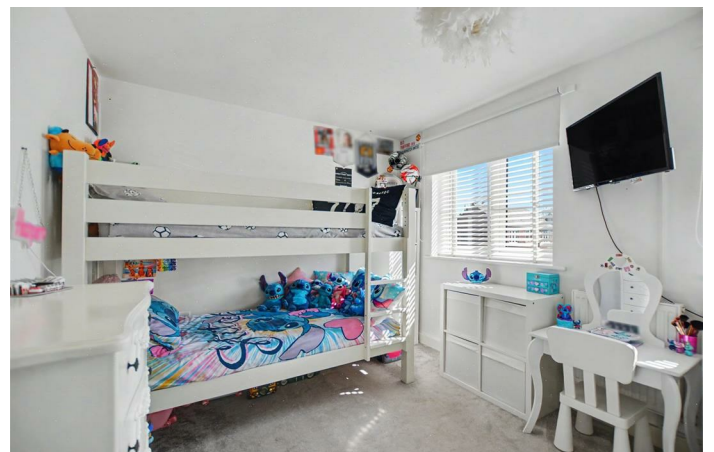
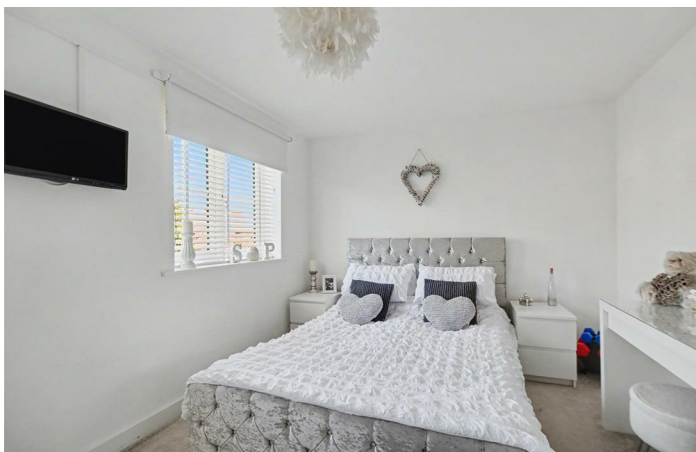
The property is located in this quiet residential cul de sac within close proximity of both nearby town centres of Stapleford and Long Eaton offering a wide variety of national and independent retailers and shopping facilities.

There is also easy access to excellent nearby schooling for all ages within Long Eaton, Sandiacre and Stapleford, as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus (situated at Bardills roundabout) and the i4 bus service.

The property is being sold in conjunction with EMH homes on a 40% shared ownership scheme with rent payable for the remaining share, currently standing at £278.57 PCM.

Purchasers will need to be independently qualified by EMH Homes to make sure they are suitable for the property and the scheme but is ideally aimed at first time buyers.

We highly recommend an internal viewing.



ENTRANCE HALL

13'1" x 7'1" (4.00 x 2.17)

Composite panel and double glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, laminate flooring. Doors to WC, kitchen and living room.

GROUND FLOOR WC

5'11" x 3'1" (1.82 x 0.94)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback. Laminate style flooring, radiator, double glazed window to the front (with fitted blinds), wall mounted consumer box, extractor fan.

KITCHEN

13'3" x 7'1" (4.05 x 2.17)

The kitchen comprises a matching range of "L" shaped fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), ample space for dining table and chairs, radiator, extractor fan, double glazed window to the front (with fitted blinds).

LIVING ROOM

14'6" x 12'8" (4.44 x 3.88)

uPVC double glazed French doors opening out to the rear garden patio, double glazed window to the rear (with fitted blinds), radiator, laminate flooring, media point, useful understairs storage cupboard.

FIRST FLOOR LANDING

Decorative wood spindle balustrade continuing from the staircase, radiator. Doors to bedrooms and bathroom. Loft access point via pull-down ladder to an insulated loft space.

BEDROOM ONE

12'2" x 9'10" (3.72 x 3.00)

Two double glazed windows to the rear (with fitted blinds) overlooking the rear garden, radiator, fully fitted to one wall sliding mirror fronted door wardrobes with shelving and hanging space.

BEDROOM TWO

11'10" x 9'1" (3.62 x 2.78)

Two double glazed windows to the front (with fitted blinds), radiator, useful overstairs storage cupboard, fitted mirror fronted sliding door wardrobes with shelving and hanging space.

BATHROOM

6'5" x 6'3" (1.96 x 1.93)

Modern white three piece suite comprising panel bath with glass screen, mixer tap and shower attachment over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, radiator, extractor fan.

OUTSIDE

To the front of the property, there is a tarmac driveway leading down the right hand side providing off-street parking with pedestrian gated access then leads into the rear garden. The front garden has a shaped lawn with a pathway providing access to the front entrance door via a covered canopy porch with external light point.

TO THE REAR

The rear garden is of a generous size enclosed by timber fencing to the boundary lines, with a good sized paved patio seating area (ideal for entertaining) leading onto a lawn. Pedestrian gated access leads back to the driveway. A timber storage shed, water tap and lighting point.

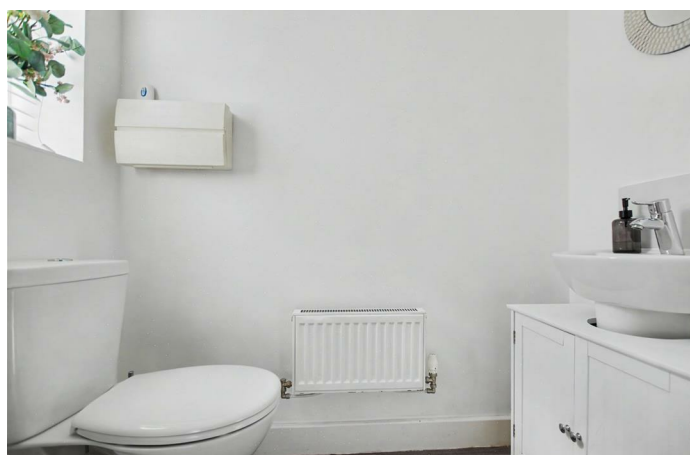
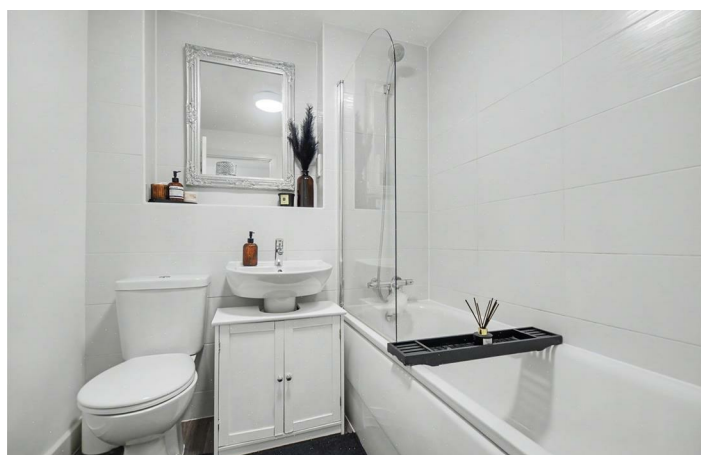
DIRECTIONS

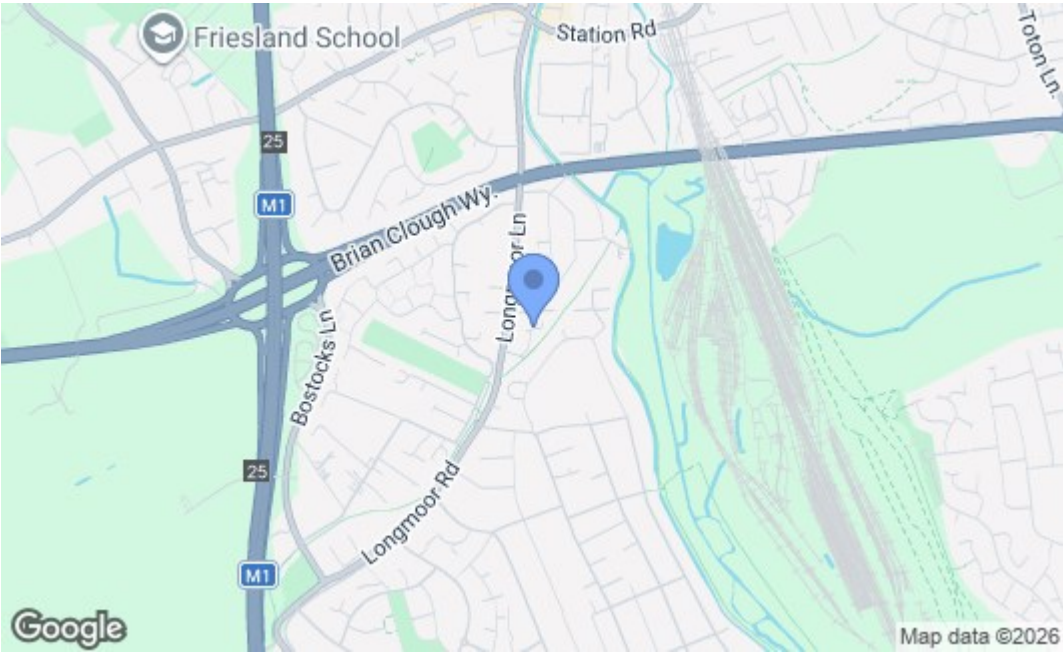
Proceed away from Stapleford in the direction of Sandiacre. Upon reaching Sandiacre traffic lights, take a left hand turn onto Longmoor Lane and proceed in the direction of Long Eaton, before taking an eventual left hand turn onto Waterside Close. Follow the bend in the road to the left and the property can be found at the head of the cul de sac, identified by our For Sale board.

9808NH

AGENTS NOTE

The property is being sold as a 40% shared ownership scheme in conjunction with EMH Homes. Any buyer would need to be verified and approved by EMH Homes before a sale can continue, with relevant forms needing to be completed by the purchaser prior to engaging in Solicitors. For any further information, please contact the office on 0115 949 0044.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.