Robert Ellis

look no further...







King Edward Gardens, Hall Drive
Sandiacre, Nottingham NG10 5BT

A TWO BEDROOM SEMI DETACHED OVER 60'S BUNGALOW - NO UPWARD CHAIN.

£190,000 Leasehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS OVER 60'S TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC IN THE HEART OF SANDIACRE.

Sitting on a flat, level lying plot, the property offers easy access to the nearby CO-OP, butchers and parade of shops along Derby Road which also offers access to the i4 bus route linking Nottingham and Derby.

There is also easy access to the nearby towns of Stapleford and Long Eaton, providing a vast array of national and independent retailers and amenities.

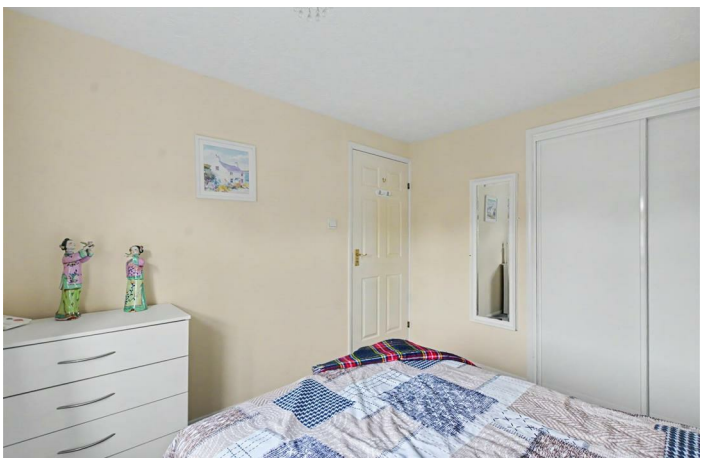
For those wishing to commute, the A52 for Nottingham and Derby is nearby, as well as Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

The property benefits from off-street parking to the front, as well as well maintained gardens to the front, side and rear.

The property also has gas fired central heating from a combination boiler and double glazing.

The internal accommodation comprises open entrance porch leading through to an inner lobby, box bay fronted lounge/diner, kitchen, inner hallway, two bedrooms and a modern three piece shower room.

We believe the property would suit those looking to downsize. We highly recommend an internal viewing.





OPEN PORCH
Meter cupboard housing the gas and electric meters, decorative exposed brickwork, panel and stained glass entrance door to the bungalow.

ENTRANCE LOBBY
4'7" x 3'9" (1.40 x 1.15)
Radiator, panel and glazed door to the lounge/diner.

LOUNGE/DINER
16'2" max x 12'7" (4.94 max x 3.85)
Walk-in double glazed box bay window to the front (with fitted blinds), radiator, media points, ample space for dining table and chairs and living room furniture, doors leading back through to the entrance lobby, kitchen and inner hallway.

KITCHEN
11'5" x 7'6" (3.49 x 2.29)
The recently re-fitted kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating a single sink and draining board with central mixer tap. Laminate-effect splashboards, fitted four ring hob with decorative splashback and curved extractor fan over (underneath are the electricity cables available to fit an electric oven). Plumbing for washing machine, space for fridge/freezer, matching breakfast bar, laminate flooring, double glazed window to the front (with fitted blind), spotlights, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), useful storage pantry with shelving and LED spotlights.

INNER HALLWAY
5'1" x 2'11" (1.56 x 0.89)
Loft access point, useful storage closet, doors to both bedrooms and shower room.

BEDROOM ONE
10'4" x 9'6" (3.17 x 2.90)
Double glazed window to the rear, radiator, fitted sliding door double wardrobe with shelving and hanging space.

BEDROOM TWO
10'7" x 7'2" (3.25 x 2.19)
Sliding double glazed patio doors opening out to the rear/outside, radiator.

SHOWER ROOM
7'8" x 6'5" (2.35 x 1.96)
Modern three piece suite comprising walk-in shower cubicle with glass screen and glass door with mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative splashboards, wall mounted bathroom mirror, shaver point, ladder towel radiator, extractor fan, useful storage cupboard with shelving, ladder towel radiator, power/space for tumble dryer.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a tarmac driveway providing off-street parking. A matching tarmac pathway provides access to the front entrance door and open porch. The front garden has a shaped lawn and flowerbeds with a variety of bushes and shrubbery. To the side of the property, there is access to the rear which provides additional parking spaces for visitors. The rear garden incorporates a paved patio seating area, access via the patio doors from the rear bedroom. There is also a shaped lawn with flowerbeds housing a variety of bushes and shrubbery, external lighting point and rotary washing line.

DIRECTIONS
From our Stapleford Branch on Derby Road, head in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road and turn immediate right after the CO-OP onto King Edward Street. Take a right hand turn onto Hall Drive and the property is located on the left hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held on a leasehold term via Amplius Homes Group Limited with the term of 125 years from 13th June 1997 with approximately 97 years remaining. It is understood that there is a current monthly service charge of £145.74 PCM. It is also understood that this charge incorporates the call line system, grounds maintenance, communal window cleaning, communal utility charges, communal repairs, heating service contract, buildings insurance, management fee and scheme administration costs. There is also a contribution to the planned sinking fund contribution and major repairs/renewals contribution. It is also understood that the onward purchaser needs to be approved by Amplius Homes Group before instructing solicitors. All this information can be clarified by speaking to Robert Ellis on 0115 949 0044.

AGENTS NOTE
The scheme for the bungalow is designed for independent retirement living and no care or assistance is provided by Amplius.



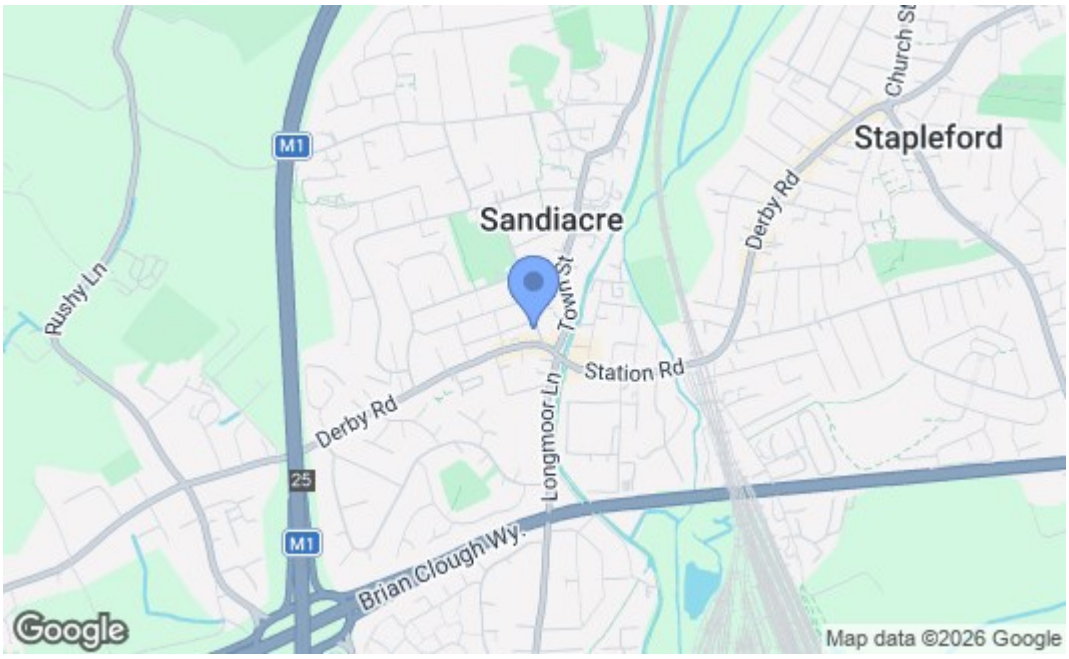


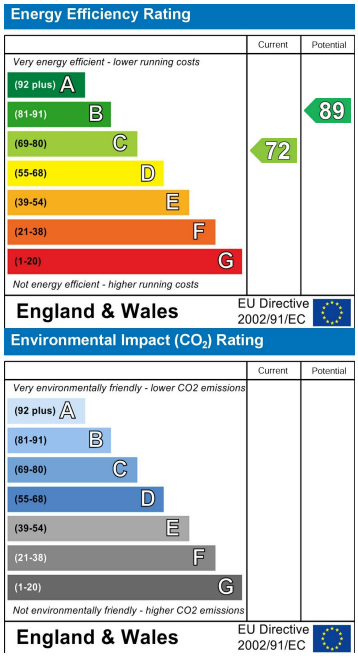












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044