Robert Ellis

*look no further. . .*








Victor Crescent
Sandiacre, Nottingham NG10 5JS

AN EXTENDED TWO BEDROOM END-TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN

**£175,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTENDED TWO BEDROOM END-TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

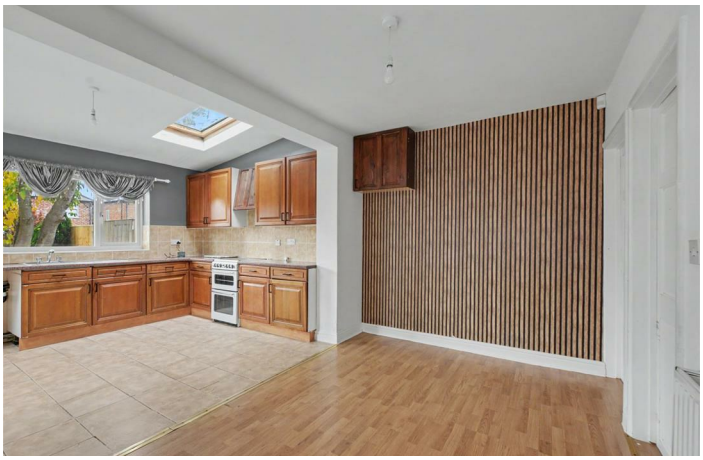
With accommodation over two floors, the ground floor comprises entrance lobby with staircase rising to the first floor, living room, dining room, kitchen and WC. The first floor landing provides access to two bedrooms and a three piece bathroom suite.

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

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages, as well as shops, services and amenities in the neighbouring towns of Stapleford and Long Eaton.

For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

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





ENTRANCE HALL
3'6" x 2'10" (1.08 x 0.87)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring and door to the living room.

LIVING ROOM
14'4" x 11'1" (4.38 x 3.39)
Double glazed window to the front (with fitted blind), radiator, laminate flooring, media points and chimney breast incorporating an Adam-style fire surround with decorative coal-effect fire. Door to dining room.

DINING ROOM
14'3" x 7'10" (4.36 x 2.41)
Double glazed window to the side (with fitted blind), radiator, laminate flooring, meter box, useful deep understairs storage cupboard and opening through to the kitchen.

KITCHEN
14'1" x 10'5" (4.31 x 3.18)
The kitchen is equipped with a matching range of L-shaped fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tile splashbacks. Space for cooker, full height fridge/freezer and plumbing for washing machine, double glazed window to the rear, two Velux roof windows, uPVC panel and double glazed side exit door, tiled floor and further door to ground floor WC.

GROUND FLOOR WC
7'0" x 2'11" (2.14 x 0.90)
Two piece suite comprising push flush WC and wash hand basin with tile splashbacks, radiator, tiled floor and wall mounted gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Loft access point.

BEDROOM ONE
11'7" x 11'1" (3.54 x 3.40)
Double glazed window to the front, radiator and useful storage cupboard.

BEDROOM TWO
11'6" x 9'4" (3.51 x 2.87)
Double glazed window to the rear and radiator.

BATHROOM
7'3" x 5'2" (2.22 x 1.60)
Three piece suite comprising panel bath with mixer tap and shower attachment over, curved edge glass shower screen, wash hand basin with tile splashbacks and push flush WC. Double glazed window to the rear (with fitted blind), radiator, laminate flooring and wall mounted cabinet.

OUTSIDE
To the front of the property, there is a lowered kerb entry point providing access to a lawn and small parking area, pathway to front entrance door. Leading down the left hand side of the property, there is a picket style fence providing access into the rear garden. The rear garden is of a generous size and enclosed by timber fencing with concrete posts and gravel boards offering an extensive paved patio seating area (ideal for entertaining) leading onto L-shaped lawn with planted flower borders housing a variety of bushes and shrubbery. Within the garden, there is an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take the second turning onto Victor Crescent and the property can be found on the right 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.



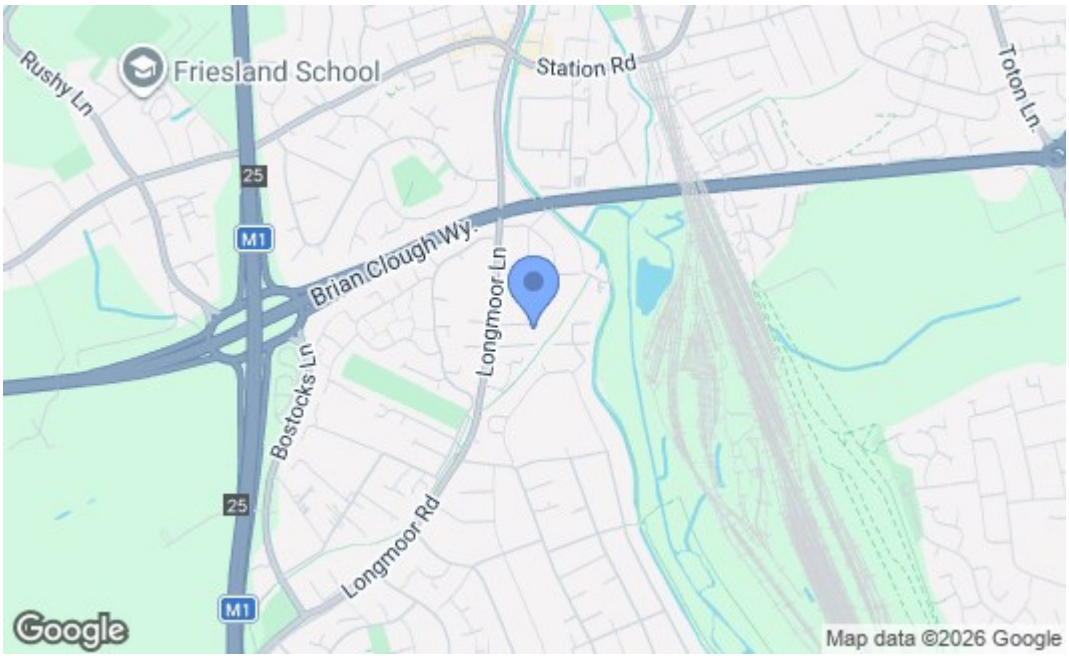


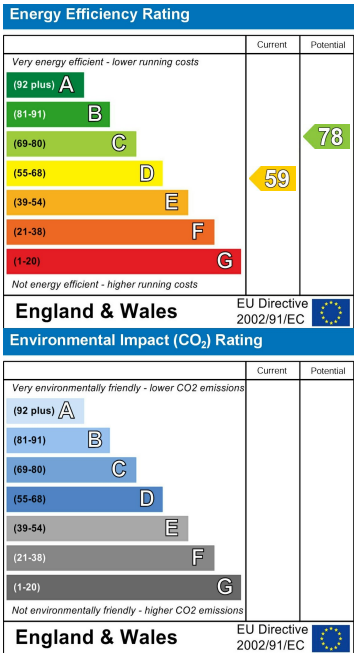









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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