



17 Collin Avenue, Sandiacre, Nottingham

Asking Price £210,000



Two bedroom mid town house located in Sandiacre, Nottingham
Impeccably presented throughout an extremely well maintained two double mid town house situated on this quiet cul de sac in t he popular residential area of Sandiacre. Beautifully decorated throughout this extended house benefits from summer house, double driveway, UPVC double glazing and gas central heating.

Property Description

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This home is ready to move into and offers modern and tasteful living, and further benefits an extended ground floor area use d as kitchen/utility, along with entrance porch this property offers a summer house with full electrics and heating and is seen as a versatile space, either home office, entreating space, gym, child's snug.

The property is located within this popular and established residential location, within close proximity of the shops, services and amenities in the nearby towns of Stapleford and Long Eaton. There is also easy access to a variety of good schooling for all ages. For those needing to commute, there are good transport links to and from the surrounding area via 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 will make an ideal first time buyer or young family home and we therefore highly recommend an internal viewing.



LIVING ROOM 13' 2" x 10' 8" (4.03m x 3.26m) Double glazed uPVC bay window to the front, solid wood flooring, electric log burner fire with surround and tiled hearth, understairs space with fitted bookshelves, and storage.

KITCHEN 10' 11" x 13' 8" (3.33m x 4.18m) Fitted over and under counter storage cupboards, integrated Bosch induction hob and electric extractor fan, tiled splashbacks, integrated Bosch microwave and oven, Freestanding fridge/freezer, radiator, wall mounted tv, tiled and part laminate flooring and space for dining table.

UTILITY ROOM 7' 3" x 7' 6" (2.23m x 2.31m) Double glazed uPVC French doors and window to rear, UPVC door to side and window, two Velux windows. Tiled flooring, under and over counter storage cupboards, sink with tap and drainer, washing machine , dishwasher and radiator.

SUMMER HOUSE 13' 6" x 7' 2" (4.13m x 2.19m) Wooden summer house with double glazed uPVC windows and doors to the front, laminate flooring, electric radiators, electric sockets and lighting,

BEDROOM ONE Double glazed uPVC window to the front, laminate flooring, wardrobes, upright radiators, over the stairs storage area. wooden beams,

BEDROOM TWO Double glazed uPVC window to the rear, carpet, radiator.

BATHROOM Double glazed uPVC Velux window , and feature window to the rear, tiled flooring and walls, P shaped panelled bath with shower over, shower screen, towel radiator and radiator, low flush WC, sink with under storage cupboard, extractor fan.

TENURE Freehold

VIEWINGS Strictly by appointment only via Wallace Jones estate agents.

