

HoldenCopley

PREPARE TO BE MOVED

Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS

Guide Price £160,000

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GUIDE PRICE: £160,000 - £180,000

NO UPWARD CHAIN...

This two-bedroom end-terrace house is offered to the market with no upward chain, making it an ideal opportunity for first-time buyers, young families, or downsizers. Situated in a popular location, the property benefits from close proximity to a range of local amenities, excellent transport links, and access to great school catchments. The ground floor features an entrance, a cosy living room complete with a feature fireplace and painted wooden beams, a fitted kitchen, a bright conservatory perfect for dining or relaxing, and a handy storage room. The storage room was previously a bathroom and could easily be converted back if desired. It also offers a useful size for use as a home office or utility room, providing added flexibility. Upstairs offers two well-proportioned bedrooms, a three-piece bathroom suite, and access to a boarded loft via a drop-down ladder, ideal for additional storage. The home is heated by an energy-efficient air source heat pump, contributing to lower running costs. Externally, there is a driveway to the front providing off-street parking, and to the rear, a private south-facing garden with a patio, lawn, and a detached garage, ideal for extra storage or workshop space.

MUST BE VIEWED





- End-Terrace House
- Two Bedrooms
- Reception Room With Feature Fireplace
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Private South-Facing Garden
- Off-Road Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

3*8" x 3*1" (1.14m x 0.95m)

The entrance has wood-effect flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14*4" x 14*2" (max) (4.39m x 4.34m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace, a TV point, an open storage cupboard, a wall-mounted light fixture and painted wooden beams to the ceiling.

Kitchen

14*3" x 8*0" (max) (4.35m x 2.46m (max))

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a radiator, partially tiled walls, a UPVC double-glazed window to the side elevation and sliding patio doors providing access into the conservatory.

Conservatory

9*3" x 7*1" (2.82m x 2.18m)

The conservatory has a UPVC double-glazed window to the rear elevation, tiled flooring, a radiator and sliding patio doors providing access out to the garden.

Storage Room

8*5" x 5*0" (2.57m x 1.53m)

The storage room has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

FIRST FLOOR

Landing

6*11" x 2*8" (2.11m x 0.83m)

The landing has a radiator and provides access to the first floor accommodation.

Master Bedroom

11*3" x 11*1" (max) (3.44m x 3.40m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, a built-in cupboard and fitted cupboards and over the head cupboards.

Bedroom Two

11*2" x 9*4" (max) (3.42m x 2.86m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator and access into the boarded loft via a drop-down ladder.

Bathroom

8*0" x 6*8" (2.45m x 2.05m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed shower, wood-effect flooring, tiled walls, a heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, an air source heat pump, a patio, a detached garage and a lawn.

Garage

18*11" x 7*5" (5.78m x 2.28m)

The garage has a window, power points, lighting and a single door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Air Source Heat Pump

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

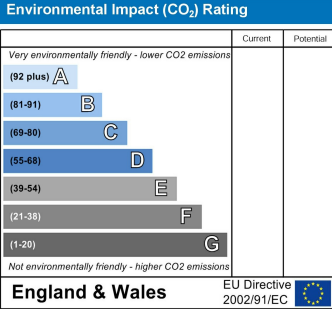
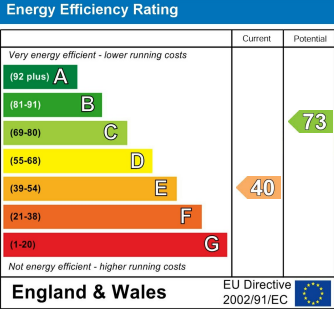
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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