

HoldenCopley

PREPARE TO BE MOVED

Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS

Guide Price £160,000

Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS



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.

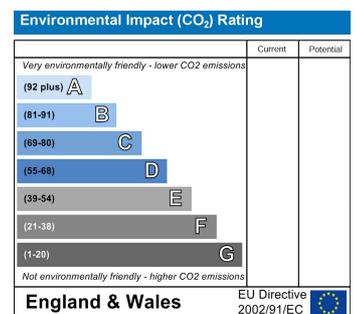
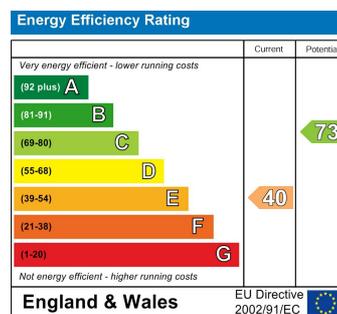
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.