

HoldenCopley

PREPARE TO BE MOVED

Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS

Guide Price £180,000 - £190,000

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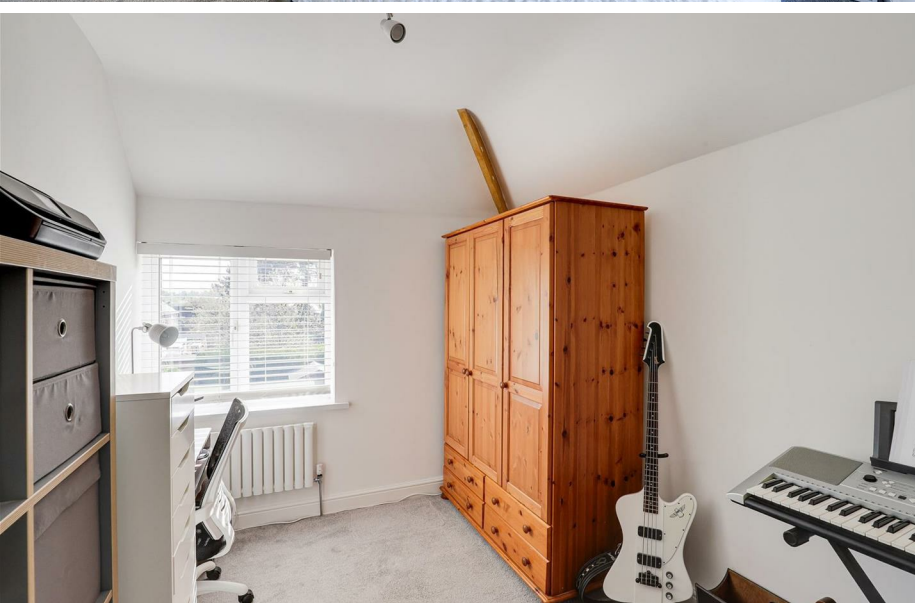
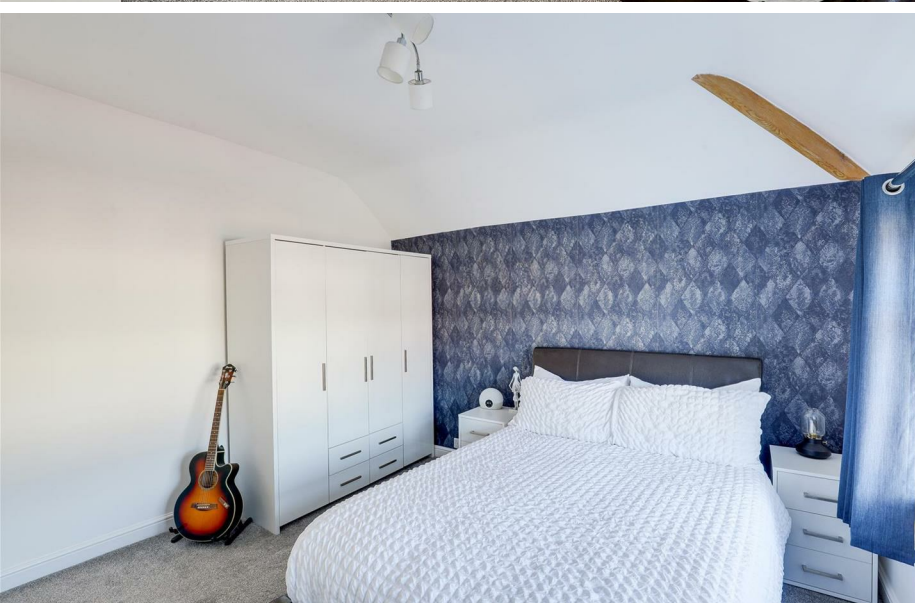
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WELL PRESENTED THROUGHOUT...

This well-presented two bedroom end-terraced property is perfect for first-time buyers or small families, offering comfortable living in a convenient location. The ground floor features an entrance hall, a bright reception room, and a modern fitted kitchen with space for a dining area and the added benefit of an in-built pantry. Upstairs, there are two spacious double bedrooms and a stylish three-piece bathroom suite. Externally, the property boasts a private driveway providing off-street parking to the front. To the rear is a generous garden with a lawn, patio area and a garden shed. Located in a quiet residential area, the home is close to local shops, schools, and amenities, with easy access to scenic canal walks. Excellent transport links are also on offer, with the M1 just moments away for quick connections.

MUST BE VIEWED





- End-Terraced House
- Two Bedrooms
- Neutral Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Excellent Transport Links
- Close To The Canal
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*8" x 2*6" (0.83m x 0.77m)

The entrance has wood flooring, carpeted stairs, and a single composite door providing access into the accommodation.

Living Room

11*3" max x 11*0" (3.43m max x 3.37m)

The living room has wood flooring, a TV point, a vertical radiator, and a UPVC double-glazed window to the front elevation.

Kitchen

14*3" x 11*1" (4.36m x 3.39m)

The kitchen has fitted wall and base units with rolled-edge worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and an extractor fan, a tiled splashback, space and plumbing for a washing machine, space for a fridge freezer and dining table, an in-built pantry, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5*9" max x 4*3" (1.77m max x 1.32m)

The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting.

Master Bedroom

11*2" x 11*1" (3.42m x 3.38m)

The main bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*3" max x 9*7" (3.44m max x 2.94m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8*2" max x 5*11" (2.49m max x 1.81m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled L-shaped bath with an overhead rainfall shower and handheld shower head, an extractor fan, a chrome heated towel rail, an in-built cupboard, laminate flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, courtesy lighting, and gated access to the rear.

Rear

To the rear of the property is a enclosed garden with a patio, a lawn, a garden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

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.

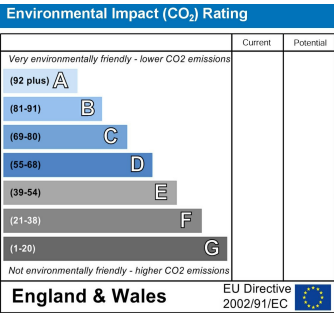
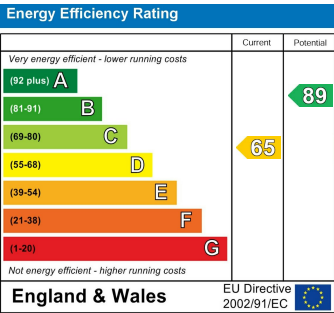
The vendor has advised the following:

Property Tenure is Freehold

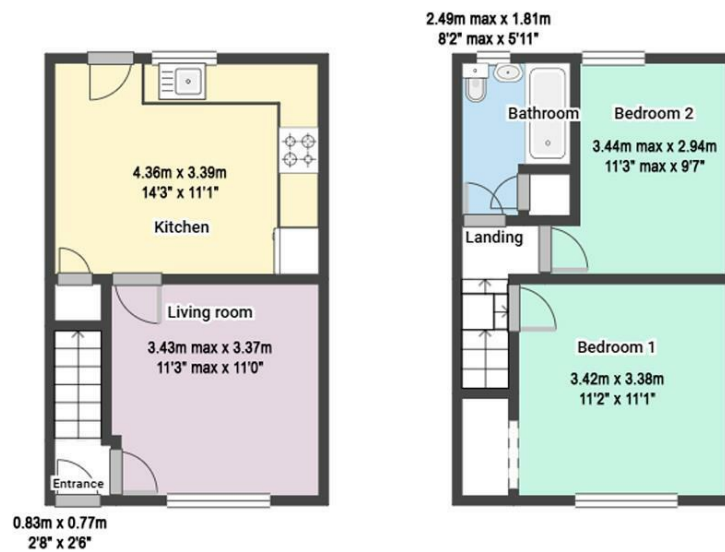
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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