

HoldenCopley

PREPARE TO BE MOVED

Spencer Avenue, Sandiacre, Nottinghamshire NG10 5DA

Guide Price £210,000

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GUIDE PRICE: £210,000 - £230,000

GREAT FIRST TIME BUY...

This three-bedroom semi-detached home is ideal for a range of buyers, from first-time homeowners to growing families. Situated in a popular residential area, it offers both comfort and convenience, being just a short distance from local shops, amenities, schools, and excellent transport links, including easy access to the M1. The ground floor welcomes you with an inviting entrance hall leading to a spacious reception room with sliding doors opening directly onto the rear garden. The fitted kitchen provides ample worktop space and comfortably accommodates a dining table. Upstairs, the property offers two double bedrooms, a well-proportioned single bedroom, and a three-piece bathroom suite. Outside, the home boasts a generous driveway at the front, providing ample off-street parking. To the rear, a private garden offers a perfect retreat with a decked seating area and a well-maintained lawn.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*9" x 5*1" (1.77m x 1.55m)

The entrance hall has wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

Living Room

15*10" x 11*4" (4.85m x 3.47m)

The living room has wood-effect flooring, coving to the ceiling, a recessed chimney breast with an open fireplace, decorative surround and hearth, a TV point, a radiator, a UPVC double-glazed window to the front elevation, and a sliding patio door opening out on to the rear garden.

Kitchen/Diner

15*10" max x 12*1" (4.84m max x 3.69m)

The kitchen has fitted wall and base units with rolled-edge worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, partially tiled walls, internal cladding to the ceiling, recessed spotlights, tiled flooring, UPVC double-glazed windows to the front and side elevation, and double French doors opening out on to the rear garden.

FIRST FLOOR

Landing

9*1" max x 7*9" (2.79m max x 2.37m)

The landing has carpeted flooring, a radiator, access to the partially boarded loft, a UPVC double-glazed window to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

12*1" max x 11*6" (3.69m max x 3.51m)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*4" max x 7*8" (3.46m max x 2.34m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Three

8*2" x 7*9" (2.50m x 2.38m)

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

Bathroom

6*0" x 5*7" (1.85m x 1.72m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a bi-folding shower screen, a chrome heated towel rail, an extractor fan, tiled walls, recessed spotlights, wood flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is a private garden with a decked seating area, a lawn, various plants and shrubs, a large shed with power supply and a combination of fence panelled and concrete boundaries.

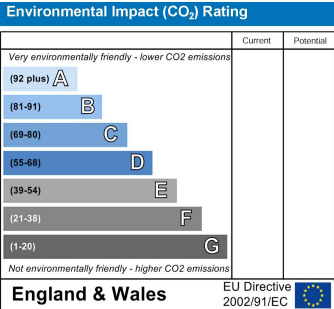
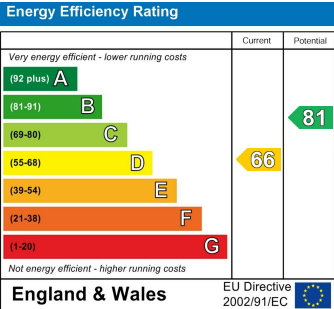
ADDITIONAL INFORMATION

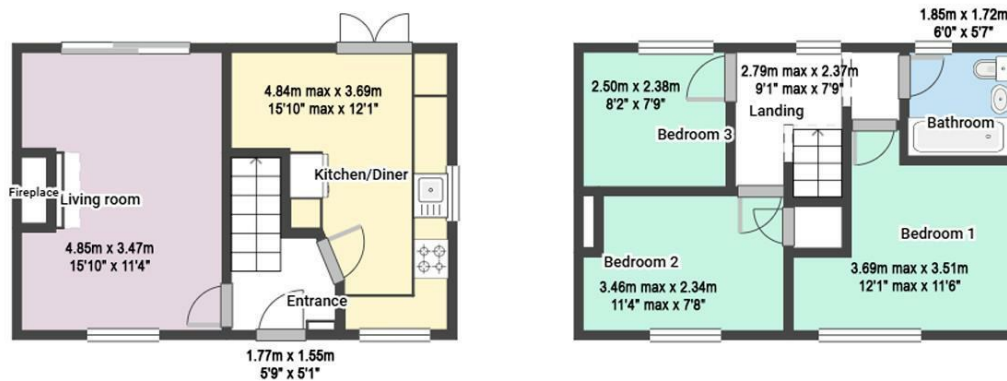
- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – 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
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 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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