

HoldenCopley

PREPARE TO BE MOVED

Sandringham Road, Sandiacre, Nottinghamshire NG10 5LD

£160,000

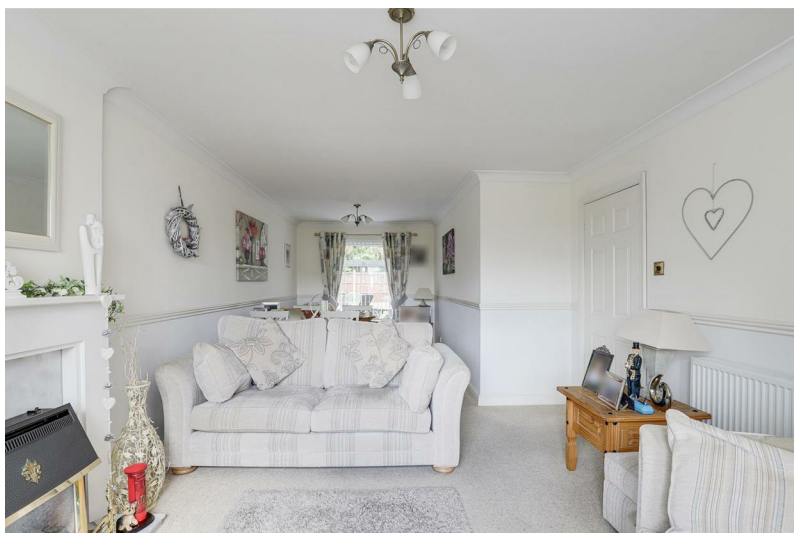
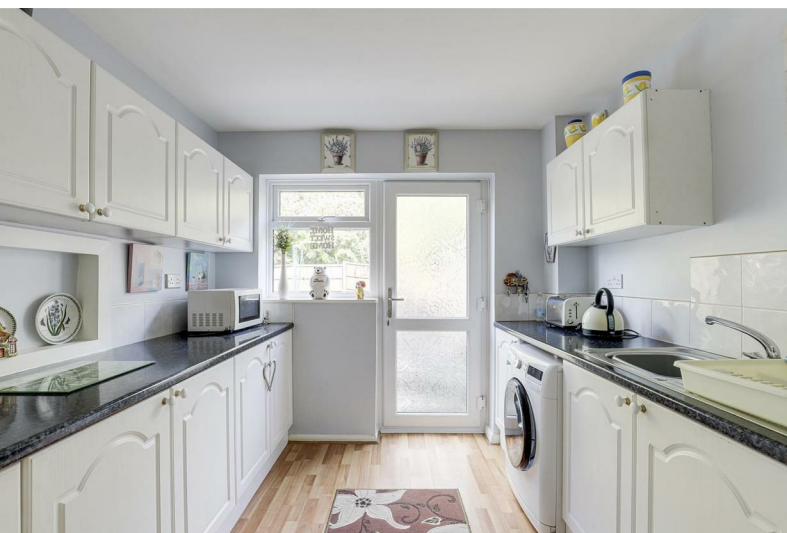
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CASH BUYERS ONLY...

This beautifully presented three-bedroom end-terraced house is the perfect choice for a wide range of buyers, offering a well-maintained interior and a convenient location. Nestled in a quiet cul-de-sac, the property enjoys excellent access to local amenities, highly regarded schools, and great transport links via the A52 and M1. To the ground floor, the accommodation comprises an entrance porch with a built-in cupboard, a welcoming hall, a spacious living and dining room featuring a charming fireplace, and a modern fitted kitchen. The first floor hosts three well-proportioned bedrooms, all serviced by a three-piece bathroom suite. Outside, the property benefits from a shared driveway leading to a single garage at the front, while the rear boasts a beautifully maintained south-facing garden with artificial lawn, a decked seating area, and a patio, creating the ideal space for relaxing or entertaining.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living / Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Single Garage & Shared Driveway
- Well-Maintained South-Facing Garden
- Leasehold - Cash Buyers Only
- Easy Commuting Links
- Must Be Viewed





GROUND FLOOR

Porch

3'1" x 3'0" (0.96m x 0.93m)
The porch has exposed brick walls, an in-built cupboard, and a single UPVC door providing access into the accommodation.

Entrance Hall

10'5" x 5'8" (3.18m x 1.74m)
The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and an in-built under-stair cupboard.

Lounge Diner

23'9" x 11'5" (7.26m x 3.50m)
The lounge has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, a dado rail, coving to the ceiling, a radiator, a TV point, a feature fireplace with a decorative surround, and space for a dining table.

Kitchen

10'0" x 8'9" (3.07m x 2.69m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, a freestanding gas cooker and a washing machine, space for a fridge freezer, tiled splashback, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10'5" x 6'2" (3.19m x 1.88m)
The landing has carpeted flooring, an in-built cupboard, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11'5" x 11'1" (3.48m x 3.39m)
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

12'0" x 11'1" (3.68m x 3.39m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

8'3" x 7'1" (2.52m x 2.17m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

7'3" x 5'7" (2.22m x 1.71m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area with shrubs, a driveway to the side, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, a patio area, blue slate chippings, a range of decorative plants and shrubs, an artificial lawn, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - 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 risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

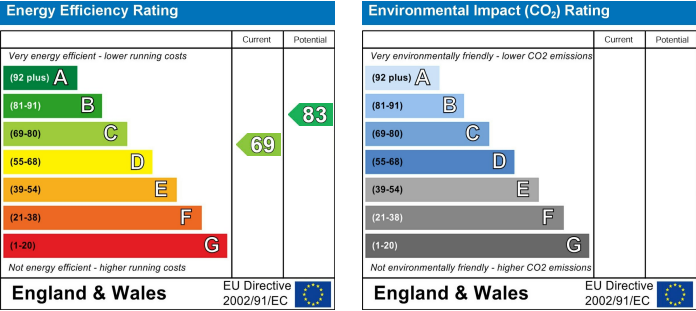
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Ground Rent in the year marketing commenced (£PA): £37.50
Property Tenure is Leasehold. Term: 99 years from 9th January 1975 - Term remaining 49 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information
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.

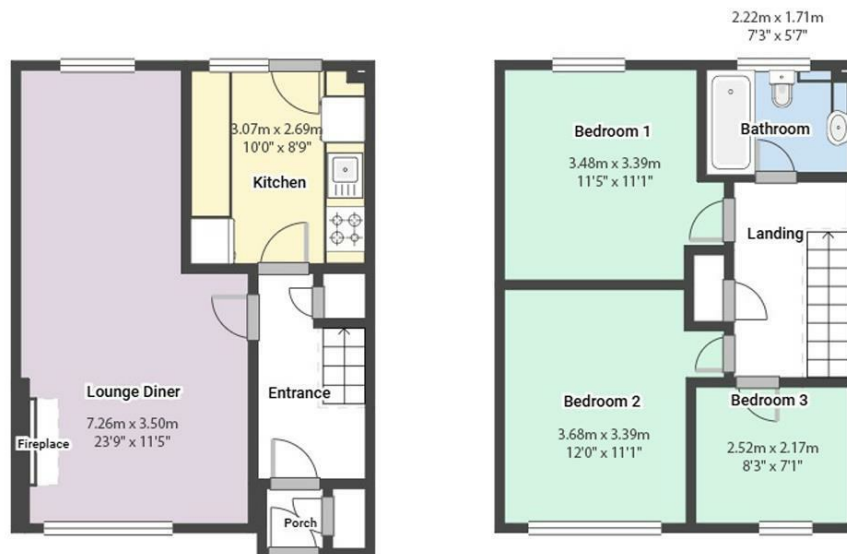
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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