

# HoldenCopley

PREPARE TO BE MOVED

Victor Crescent, Sandiacre, Nottinghamshire NG10 5JS

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Guide Price £170,000

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GUIDE PRICE £170,000 - £180,000

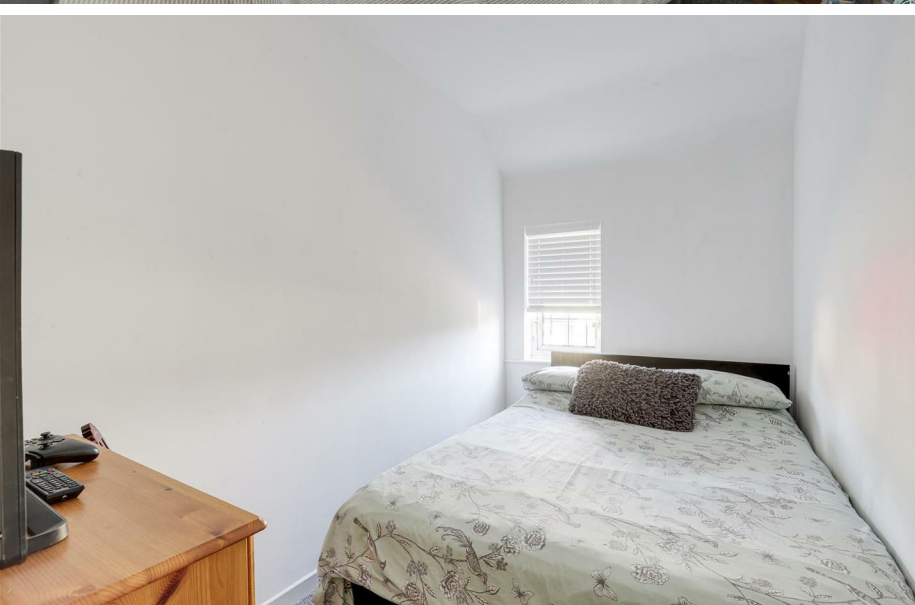
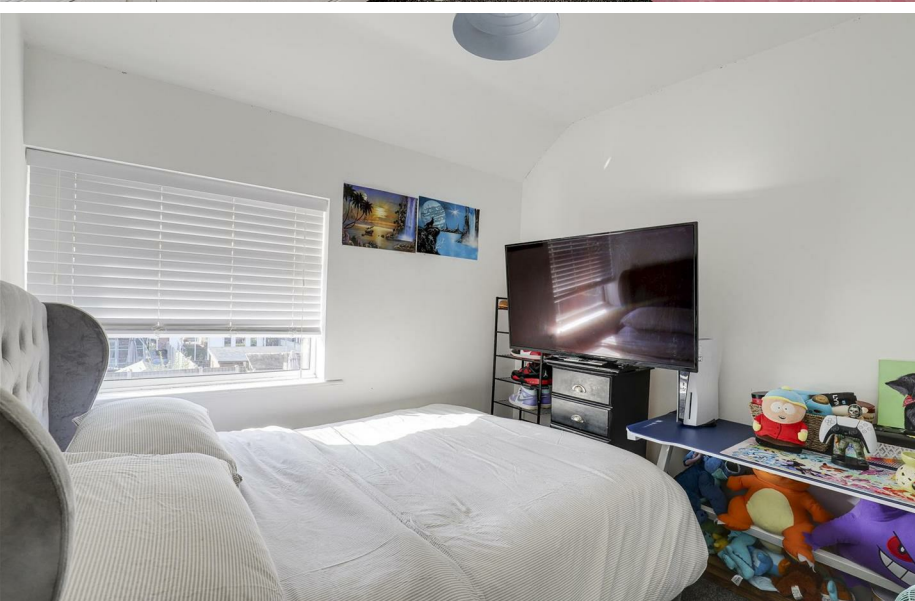
## GREAT STARTER HOME...

This well-presented mid-terraced house would make the perfect purchase for a range of buyers, whether you're looking for your first step onto the property ladder, a family home, or an investment. Situated in the popular location of Sandiacre, the property is ideally positioned close to a range of local amenities, scenic green spaces, and excellent transport links including the A52 and M1. There are also various parks within easy reach and the property falls within a good school catchment, making it a great choice for families. To the ground floor, the accommodation comprises an entrance hall, a spacious living room with a modern feature fireplace, a fitted kitchen diner, and a bright conservatory providing additional living space. The first floor carries three well-proportioned double bedrooms, all serviced by a three-piece bathroom suite complete with a double-ended bath. Outside, the property benefits from an off-road parking space to the front, while to the rear is a low-maintenance garden with attractive planting borders and a patio area – perfect for outdoor dining and relaxation.

## MUST BE VIEWED







- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Off-Road Parking
- Low Maintenance Garden
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3’0" x 2’6" (0.93m x 0.77m)

The entrance hall has tiled flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

14’3" x 11’2" (4.36m x 3.42m)

The living room has a UPVC double-glazed bow window to the front elevation, exposed wooden floorboards, a feature fireplace with a decorative surround, a dado rail, coving to the ceiling, a ceiling rose, and double doors leading into the kitchen.

Kitchen Diner

14’2" x 11’1" (4.34m x 3.38m)

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine and dishwasher, space for an American-style fridge freezer, space for a dining table, a radiator, coving to the ceiling, recessed spotlights, a single-glazed window to the rear elevation, and double French doors leading into the conservatory.

Conservatory

12’1" x 7’3" (3.70m x 2.21m)

The conservatory has tiled flooring, a polycarbonate ceiling, large curved glass panelled windows, and double sliding doors providing access to the garden.

FIRST FLOOR

Landing

14’3" x 9’10" (4.36m x 3.01m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

11’3" x 8’10" (3.43m x 2.70m)

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

Bedroom Two

8’9" x 8’1" (2.67m x 2.47m)

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

Bedroom Three

11’3" x 6’3" (3.45m x 1.92m)

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

Bathroom

8’0" x 5’2" (2.45m x 1.58m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a double-ended bath with central taps and a handheld shower head, partially tiled and panelled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an off-road parking space and gated access to the side and rear garden.

Rear

To the rear of the property is a low-maintenance garden with a central pathway leading through attractive planting borders and mature shrubs, with established greenery, a patio seating area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download 220 Mbps)  
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  
Other Material Issues – No  
Any Legal Restrictions – Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

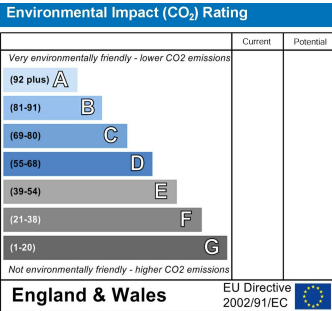
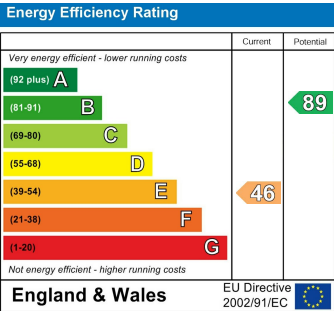
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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