



Beech Avenue
Sandiacre, Nottingham NG10 5EH

A THREE BEDROOM SEMI DETACHED
HOUSE.

£230,000 Freehold



A traditional three bedroom semi detached house.

The property benefits from a single storey extension to the rear, double glazing, and gas fired central heating, although requires some modernisation and improvement. Therefore, the property offers great potential for the incoming buyer to put their own mark upon it.

Situated in this highly regarded residential suburb, the property benefits from an open forecourt providing parking for at least two vehicles and generously proportioned rear garden.

Within the original village of Sandiacre (now a small town) and ideally placed for both families and commuters alike, as local schools are within walking distance, there are open spaces nearby including recreation ground and Stoney Clouds Nature Reserve. The property is on a bus route and within easy reach of the A52 for Nottingham, Derby and Junction 25 of the M1 motorway.



ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor, door to lounge.

LOUNGE

12'6" x 11'5" (3.83 x 3.50)

Radiator, double glazed window to the front.

DINING ROOM

11'2" x 10'4" (3.42 x 3.15)

Feature cast iron fireplace, door to dining kitchen, door to bathroom.

DINING KITCHEN

16'1" x 15'5" overall (4.91 x 4.71 overall)

A semi open plan space with the kitchen area comprising wall and base units, work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Wall mounted gas boiler (for central heating and hot water). Double glazed windows and door to rear garden.

BATHROOM

A three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with electric shower over. Double glazed window.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms.

BEDROOM ONE

11'11" x 13'4" plus recess (3.64 x 4.07 plus recess)

Radiator, double glazed window to the front.

BEDROOM TWO

11'2" x 9'6" (3.41 x 2.91)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'10" x 7'0" (2.39 x 2.14)

Radiator, double glazed window to the rear.

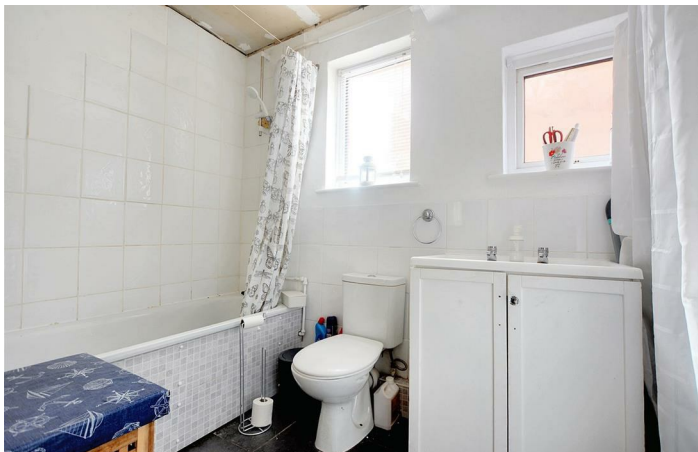
OUTSIDE

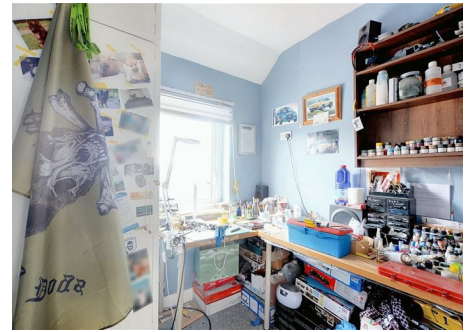
The property is set back from the road with forecourt providing off-street parking. There is pedestrian access with gate at the side of the house leading to the rear

garden. The rear garden is a good size with decked area and some grass.

DIRECTIONS

A52/Junction 25 of the M11 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight over onto Rushey Lane. Follow the road to the right into the countryside. Look for and turn right onto Stanton Road (signposted Sandiacre). Proceed over the motorway bridge and as the road descends, continue following the road down where Beech Avenue is approximately the 3rd turning on the left. Follow the road up and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.