



Stevens Road  
Sandiacre, Nottingham NG10 5FU

A BOX BAY FRONTED THREE BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.

**Asking Price £165,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

In need of some general modernisation and improvement, the property has accommodation over two floors. The ground floor comprises entrance hall, box bay fronted living room, ground floor bathroom and breakfast kitchen. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating, double glazing and generous size garden to the rear with rear access double gates.

The property is located within close proximity of excellent nearby schooling for all ages. There is also easy access to open countryside, shops, services and amenities in the nearby towns of Stapleford and Long Eaton, and for those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property does require some general modernisation and improvement throughout. However, we believe that the property would make an ideal first time buy or young family home.

We highly recommend an internal viewing.



#### ENTRANCE HALLWAY

3'8" x 3'6" (1.12 x 1.07)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, coat pegs and door to lounge.

#### LOUNGE

13'5" x 12'11" (4.10 x 3.95)

Walk-in double glazed box bay window to the front, radiator, exposed wooden flooring, meter cupboard, picture rail, feature Adam-style fire surround incorporating a pebble effect fire on tiled hearth and Georgian-style panel and glazed door to inner lobby.

#### INNER LOBBY

Understairs storage space with shelving, also housing the floor mounted boiler and water cylinder. Door to bathroom and opening through to the kitchen.

#### GROUND FLOOR BATHROOM

8'0" x 5'7" (2.46 x 1.72)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains ran shower over. Wash hand basin with mixer tap, push flush WC. Double glazed windows to the side and rear, decorative splashboards and chrome heated ladder towel radiator.

#### KITCHEN

12'4" x 9'7" (3.78 x 2.94)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring gas hob with extractor over and double oven beneath, space for under-counter fridge and freezer, glass fronted crockery cupboards, display corner cabinets, radiator, tiled floor, Georgian-style double glazed window to the rear (with fitted roller blind), tiled splashbacks and uPVC panel and double glazed exit door to outside.

#### FIRST FLOOR LANDING

Double glazed window to the side, loft access point, doors to all three bedrooms.

#### BEDROOM ONE

16'4" reducing to 12'11" x 11'1" (4.98 reducing to 3.95 x 3.40)

Two double glazed windows to the front (both with fitted roller blinds), radiator, media points.

#### BEDROOM TWO

11'10" x 9'1" (3.63 x 2.78)

uPVC double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, TV point.

#### BEDROOM THREE

8'7" x 6'9" (2.63 x 2.06)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

#### OUTSIDE

Stepped access to the front entrance door, side access leading through to the rear, front garden lawn with pathway to front entrance door.

#### TO THE REAR

The rear garden is of a good overall proportion, being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, good size paved patio area (ideal for entertaining) with stepped access leading onto a lawn with planted rockery housing a variety of bushes and shrubs. A benefit to the property is that there is rear access from the road to the back with double gates providing option for rear hard standing such as the neighbouring property. Within the garden there is a brick outbuilding with sloping tiled roof.

#### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue through the Sandiacre traffic lights onto Derby Road and proceed up the hill in the direction of Risley. Take a right hand turn onto Stevens Road, pass the turning for Wood Avenue and the property can be found on the left hand side, identified by our For Sale board.

#### COUNCIL TAX

Erewash Borough Council Band B

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

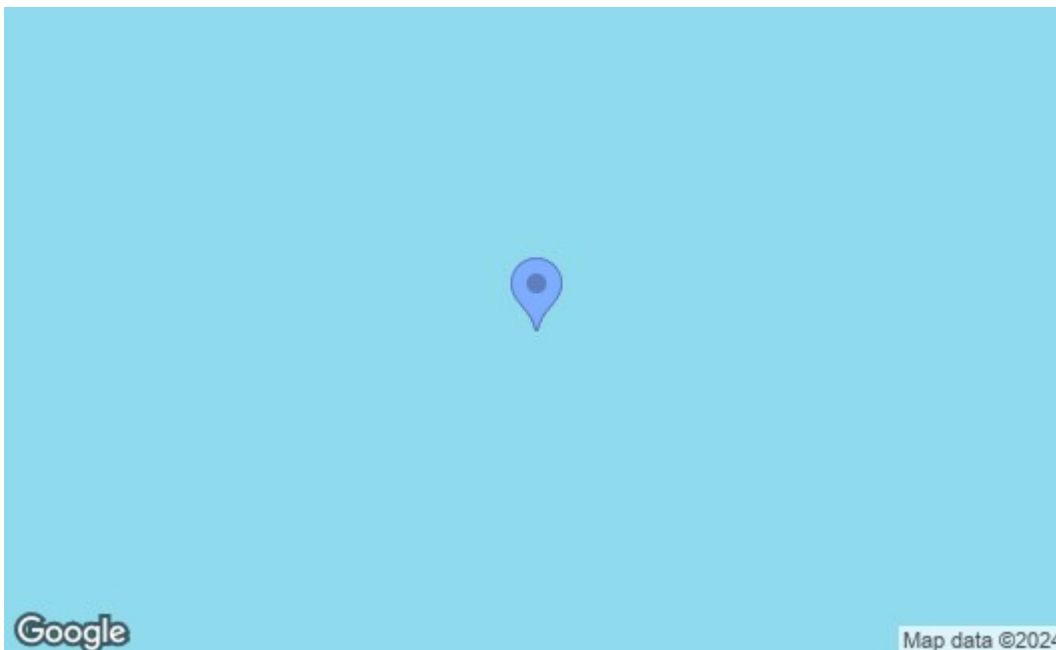
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.