



Spencer Avenue  
Sandiacre, Nottingham NG10 5DA

**£168,000 Freehold**

A THREE BEDROOM MID PROPERTY IN  
NEED OF SOME INTERNAL UPDATING





A THREE BEDROOM MID PROPERTY FOUND IN A CUL-DE-SAC LOCATION, IN NEED OF SOME INTERNAL UPDATING.

Robert Ellis are delighted to offer to the market this mid terraced home situated in a cul de sac. The property requires upgrading internally but offers some great benefits such as sitting in a quiet location and boasting off road parking. The property is also conveniently located for a range of local shops and amenities.

The property benefits from double glazing and a good sized rear garden. Internal accommodation briefly comprises of an entrance hall, bathroom, kitchen and lounge and three bedrooms to the first floor.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. There is also easy access to nearby shopping facilities and transport links such as the i4 bus route, A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout. Nearby countryside walks are also close by.





### Entrance Hall

Double glazed door and window to the front, stairs to the first floor, radiator, door to kitchen, lounge and bathroom.

### Bathroom

Double glazed window to the front, panelled bath, low flush w.c., pedestal wash hand basin, fully tiled walls, radiator.

### Lounge

17'1" x 11'1" approx (5.21m x 3.38m approx)

Double glazed window to the front, radiator, double glazed patio sliding doors to the rear, gas fire and half mantle.

### Kitchen

12'11" x 9'9" approx (3.94m x 2.97m approx)

Two double glazed windows to the rear, double glazed door to the rear, wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, integrated electric oven, four ring gas hob, extractor hood over and radiator.

### First Floor Landing

Double glazed window to the rear, radiator and doors to:

### Bedroom 1

17'1" x 9'9" approx (5.21m x 2.97m approx)

Double glazed windows to the front and rear, radiator.

### Bedroom 2

14'2" x 7'4" approx (4.32m x 2.24m approx)

Double glazed window to the front and radiator.

### Bedroom 3

9'9" x 7'3" approx (2.97m x 2.21m approx)

Double glazed window to the rear, radiator and boiler.

### Outside

To the front there is off road parking with hedging to the borders.

The rear garden is laid to lawn with shrubs and flower beds to the borders.

### Directions

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal. At the bend in the road veer left onto Church Street and continue around the next bend in the road onto Stanton Road. Look for and take a left turn just after the convenience store onto Spencer Avenue and the property can then be found on the right hand side.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No, surface water low risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

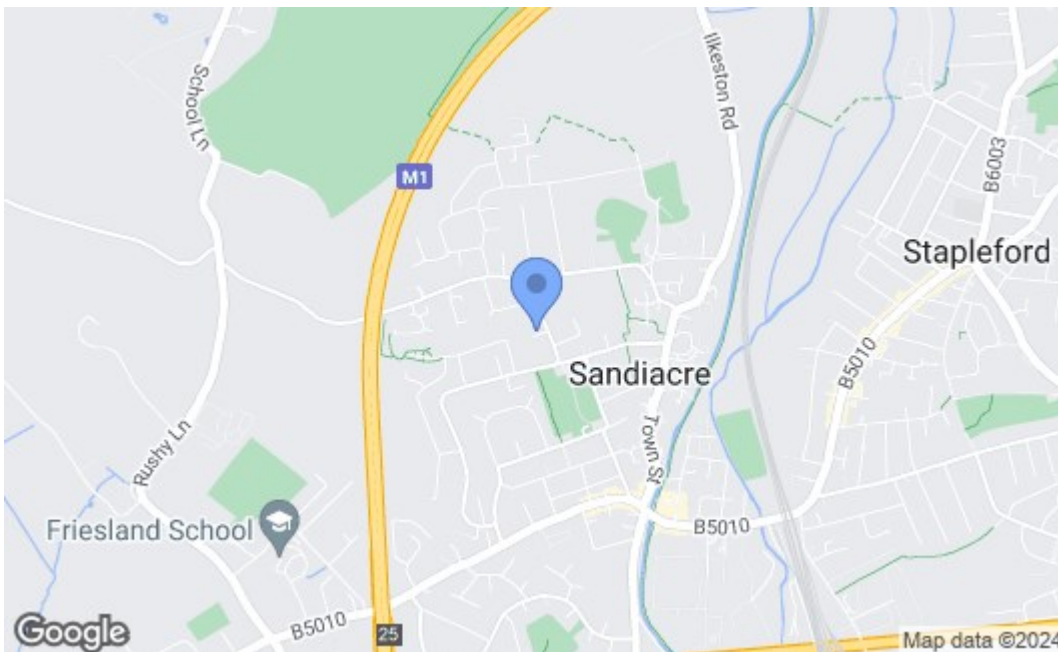
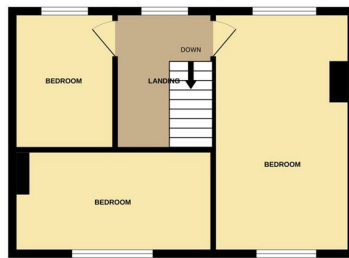


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.