



Spencer Avenue,  
Sandiacre, Nottingham  
NG10 5DA

**£170,000 Freehold**





A surprisingly spacious three bedroom end terraced house. Requiring some modernisation offering great potential for the incoming buyer to put their own mark on it.

Set back from the road with off-street parking for at least two vehicles, this traditional end terraced property benefits from gas fired central heating and double glazing and will make a fantastic first time purchase.

The accommodation comprises entrance hall, lounge and open plan dining kitchen. There is a rear lobby and useful ground floor WC. To the first floor, the landing provides access to three bedrooms and bathroom/WC. The property benefits from good sized gardens with patio and lawn.

Conveniently situated within walking distance of local schools, convenience store and regular bus service. For those who enjoy the outdoors, Stoney Clouds Natural Reserve is within walking distance. For those looking to commute, the A52 and Junction 25 of the M1 motorway are a short driveway away.

Offered for sale with NO UPWARD CHAIN. Viewing is recommended to appreciate the potential on offer.





## ENTRANCE HALL

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

## LOUNGE

13'11" x 13'1" (4.26 x 3.99)

Radiator, double glazed window to the front.

## DINING KITCHEN

14'2" x 7'6" (4.34 x 2.31)

Incorporating a range of oak fronted wall, base and drawer units with wood blockwork surfacing and Belfast sink unit. Built-in electric oven, gas hob. Wall mounted 'Worcester' gas combination boiler (for central heating and hot water). Plumbing and space for washing machine. Double glazed window to the rear. Door to rear lobby.

## REAR LOBBY

Understairs store cupboard, door to back garden and door to WC.

## FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

## BEDROOM ONE

10'11" x 9'7" (3.33 x 2.93)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'2" x 8'11" (3.42 x 2.72)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'11" x 7'9" (2.43 x 2.37)

Radiator, double glazed window to the rear.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC and bath with electric shower over. Partially tiled walls, double glazed window.

## OUTSIDE

The property is set back from the road with a forecourt providing parking for at least two vehicles. There is gated access at the side of the house leading to the rear garden. The garden is enclosed with a block paved patio and section of garden laid to lawn.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combination boiler)

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast and Ultrafast available

Phone Signal : O2 - Green; EE, Three Vodafone - Amber

Sewage – Mains supply

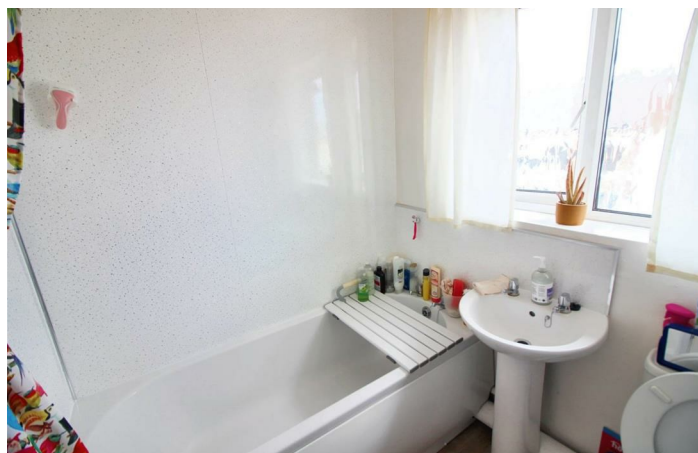
Flood Risk – Rivers no flood risk - Surface water medium risk

Flood Defenses – No

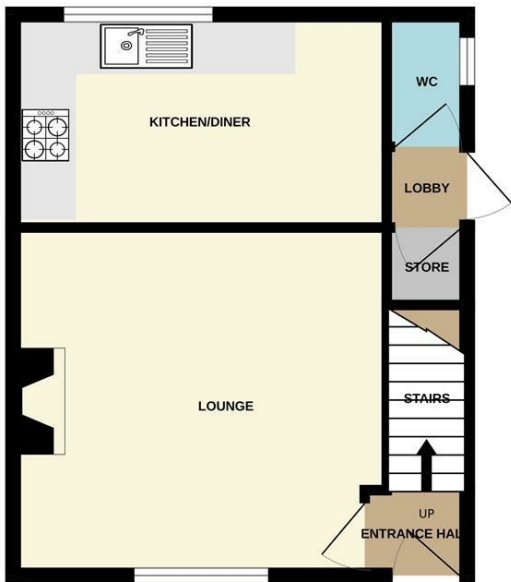
Non-Standard Construction – No

Any Legal Restrictions – No

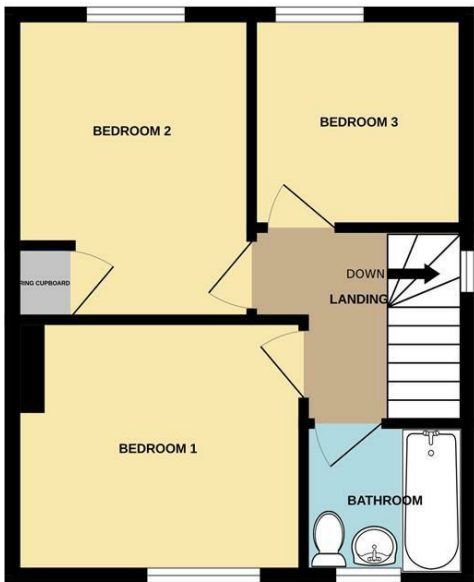
Other Material Issues – Coal mining report area



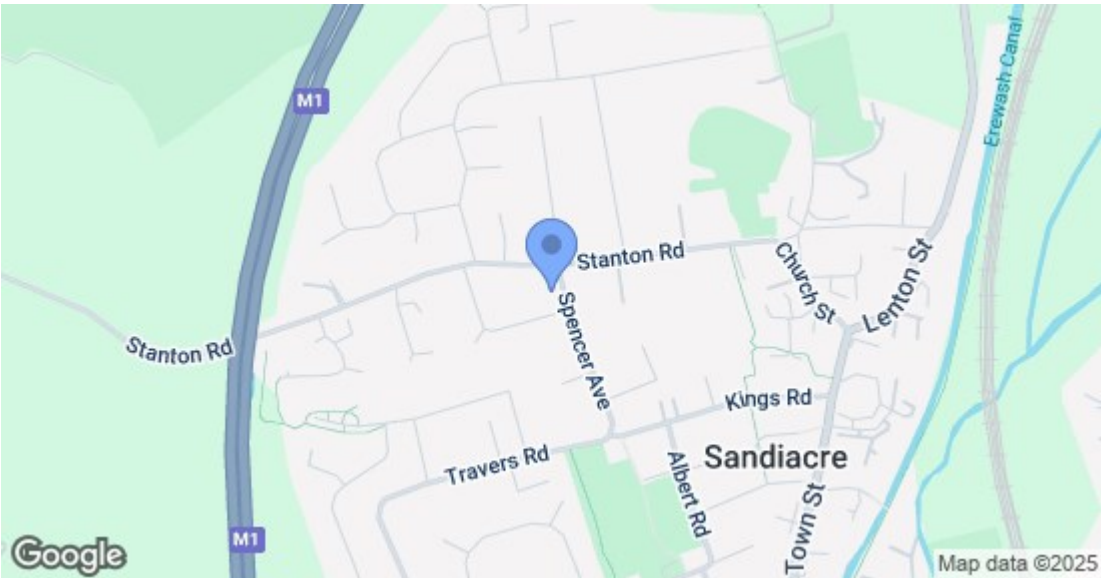
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 85        |
| (81-91) B   |         |           |
| (69-80) C   | 70      |           |
| (55-68) D   |         |           |
| (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 <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 |         |           |
| 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.