



**Collin Avenue  
Sandiacre, Nottingham NG10 5JR**

**A TWO DOUBLE BEDROOM END  
TERRACED HOUSE.**

**Offers Over £200,000 Freehold**



Behind this traditional facade lies a modern and contemporary two double bedroom home which would make a fantastic first purchase.

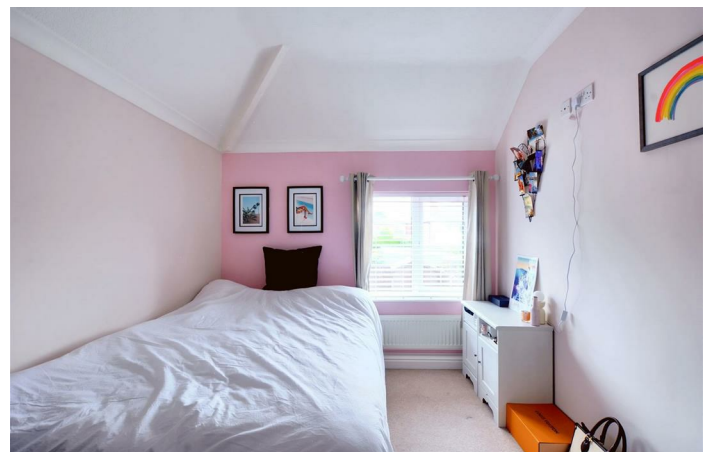
Modernised in recent times, this property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, uPVC double glazed windows and a stylish open plan dining kitchen with built-in appliances.

Further features include a contemporary modern bathroom and has been recently decorated throughout.

The property benefits from off-street parking for two vehicles and a particularly good sized rear gardens which are tiered over two levels with attractive Indian stone courtyard patio area with raised beds and steps leading to a further terraced area finished in Indian stone paving. There is a garden shed.

Situated at the start of a small cul de sac in this popular residential suburb which is great for commuting as the A52 and Junction 25 of the M1 motorway are a short drive away, as is the larger nearby busy market town of Long Eaton where there are a number of shops and facilities. Sandiacre has a variety of amenities including doctors and dentist, there is a Co-Op, Lidl and regular bus services.

An early internal viewing of this turn key property comes highly recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## LOUNGE

11'0" x 10'11" (3.36 x 3.34)

Wall mounted electric flame effect fire, TV point, radiator, double glazed window to the front.

## OPEN PLAN DINING KITCHEN

14'1" x 11'0" (4.3 x 3.36)

Incorporating a modern and contemporary fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the side and double glazed window and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Radiator, doors to bedrooms and bathroom.

## BEDROOM ONE

11'0" x 11'0" (3.36 x 3.36)

Useful walk-in overstairs store cupboard currently used as a wardrobe. TV point, radiator, double glazed window to the front.

## BEDROOM TWO

10'11" x 8'3" (3.35 x 2.53)

TV point, radiator, double glazed window to the rear.

## BATHROOM

7'10" x 5'3" (2.41 x 1.62)

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with shower and screen over. Tiling to walls, radiator, extractor fan, double glazed window.

## OUTSIDE

To the front there is an attractive block paved forecourt providing parking for two cars side by side. There is gated pedestrian access to the side with Indian stone paved

pathway leading to the rear garden where there is a large Indian stone paved courtyard patio area with raised beds to one side. Steps lead to a further terraced area, again finished with Indian stone paving and there is a garden shed.

## 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 - Superfast and Ultrafast available

Phone Signal – O2 and Vodaphone : Green - EE and Three : Amber

Sewage – Mains supply

Flood Risk – Rivers & the Sea : very low risk - Surface Water : low risk

Flood Defenses – No

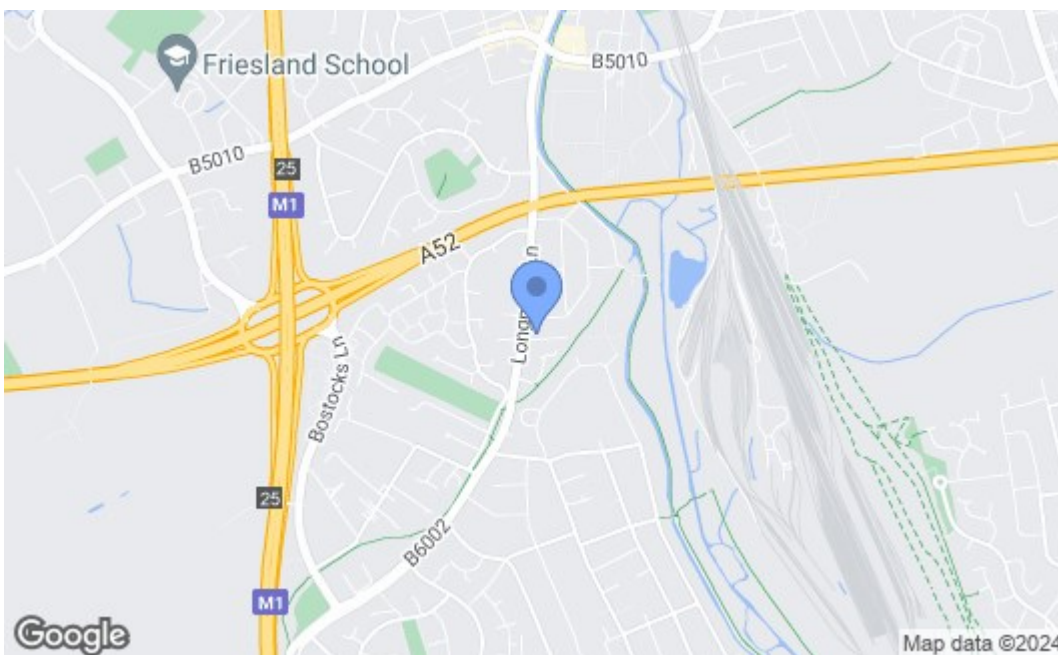
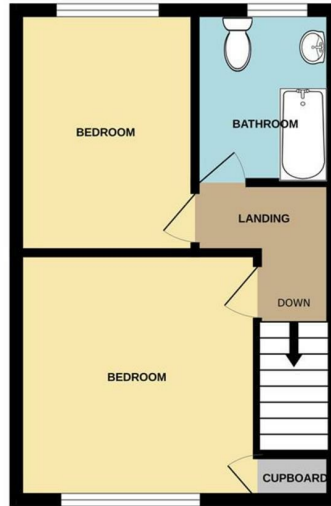
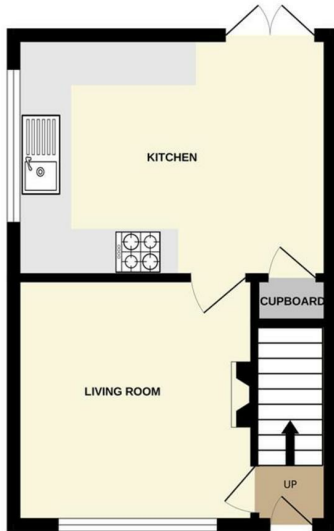
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(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	
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.