



**Chestnut Grove**  
**Sandiacre, Nottingham NG10 5EZ**

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £180,000 Freehold**



A traditional three bedroom semi detached house.

This property is offered for sale with immediate vacant possession and benefits from double glazed windows and partial gas fired central heating served from a combination boiler.

The property is in a clean and tidy condition with great potential for an incoming purchaser to put their own mark upon it and make it a great, long term home. Ideal for first time buyers and young families.

Situated in this popular and established residential suburb, great for families and commuters alike. Schools for all ages are within easy reach, as is a regular bus service and only a short drive away are the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

The property is set back from the road. To the front, there is a hard standing area with a dropped kerb which could offer potential parking (subject to planning consent). The rear garden is mature and offers a degree of privacy.

Internal viewing is recommended to appreciate the potential on offer.



## ENTRANCE PORCH

Single glazed windows and entrance door. Double glazed front entrance door leading to the hallway.

## HALLWAY

Stairs to the first floor. Doors to the lounge and kitchen.

## LOUNGE

13'2" x 11'11" (4.03 x 3.64)

Radiator, double glazed patio door to the rear garden.

## DINING KITCHEN

18'7" x 9'8" (5.67 x 2.95)

Incorporating a fitted range of wall, base and drawer units with contrasting work surfacing, one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven and gas hob with extractor hood over. Plumbing and space for washing machine, radiator. Walk-in pantry housing gas combination boiler. Double glazed window to the front, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and shower room.

## BEDROOM ONE

11'10" x 10'2" (3.61 x 3.1)

Fitted bedroom furniture including wardrobes with top cupboards over, further eye level units above bedhead, bedside cabinets. Radiator, double glazed window to the rear.

## BEDROOM TWO

12'2" x 9'10" (3.72 x 3)

Double glazed window to the rear.

## BEDROOM THREE

8'6" x 8'2" (2.6 x 2.5)

Double glazed window to the front.

## SHOWER ROOM

Currently designed as a wet room with wash hand basin, WC and wet room area with low level shower screen and electric shower. Radiator, double glazed window.

## OUTSIDE

To the front, the property is set back from the road with a

partially walled-in front garden with mature shrubs. Adjacent to this is a concrete hard standing area with inspection pit, but currently with no dropped kerb. There is potential to provide off-street parking (subject to planning consent). There is a further small garden area at the side leading to the rear garden. To the rear, there is a concrete and paved terraced patio area. Beyond this is a lower garden where there is an area laid to grass with hedged boundaries.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Partial gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast & Ultrafast

Phone Signal – EE, O2 & Three = Green - Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

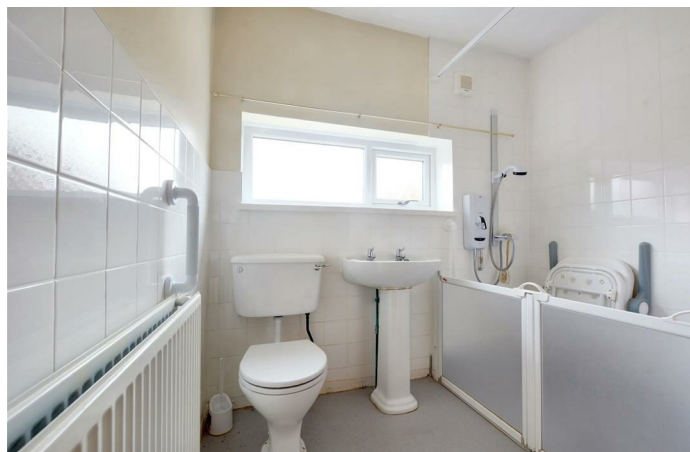
Water - Very Low Risk

Flood Defenses – No

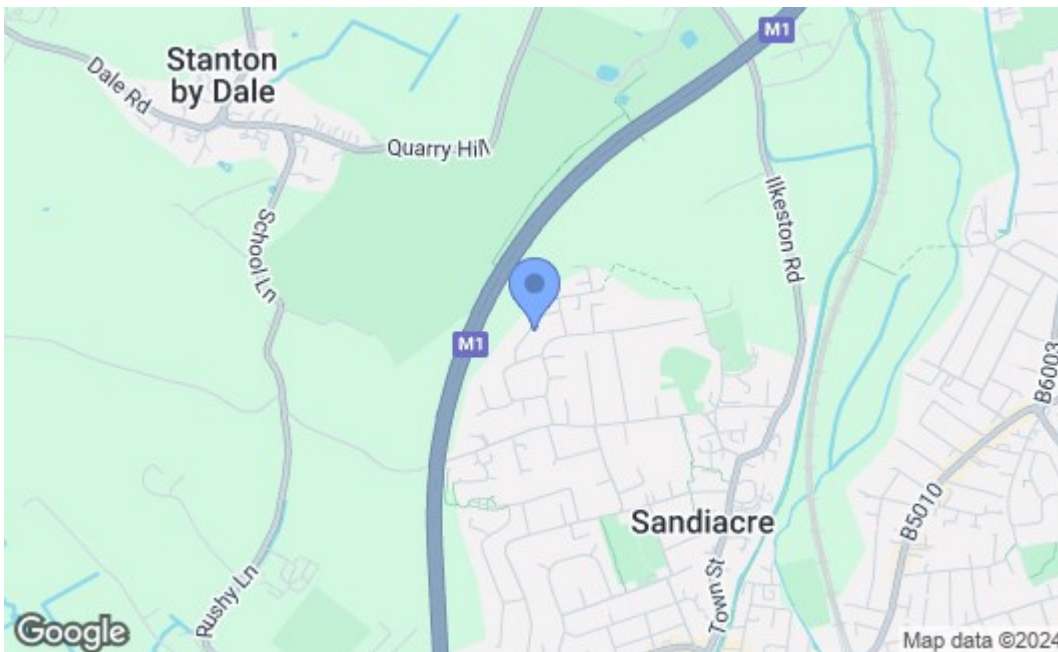
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Coal mining reporting area



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
<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.