



Stevens Road  
Sandiacre, Nottingham NG10 5FU

A TWO DOUBLE BEDROOM END  
TERRACED HOUSE.

**Asking Price £200,000 Freehold**



An instantly attractive Victorian two double bedroom end terraced house.

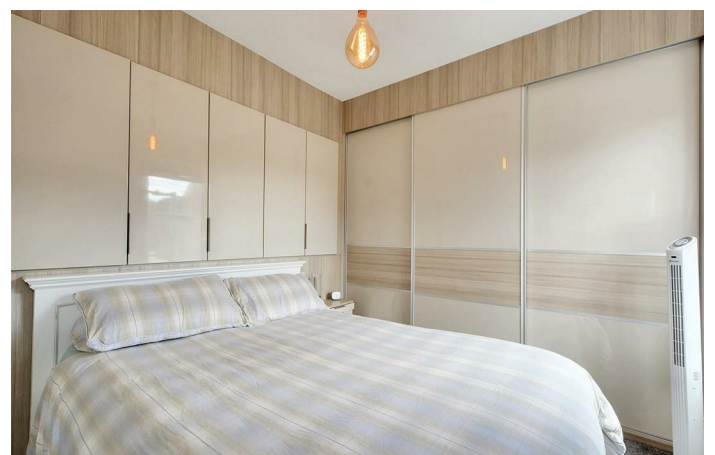
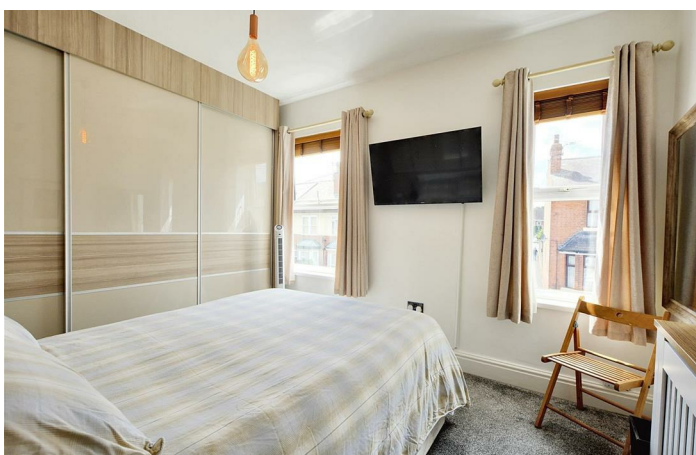
Behind this attractive period facade, is a modern contemporary home which is ready to move into.

A particular feature of this property is the good sized fully fitted kitchen which gives a contemporary feel with French doors opening to the attractive rear gardens with generous patio (great for alfresco dining) and a section of garden laid to artificial lawn (great for ease of maintenance).

Further features of this property include a large family bathroom offering a touch of luxury with bath and shower cubicle. The property is centrally heated from a combination boiler and double glazed throughout.

The property offers two reception rooms and two well proportioned double bedrooms and will make a fantastic first home.

Situated in this popular and convenient residential location close to a bus stop and within walking distance of local amenities. For those looking to commute, the A52 and Junction 25 of the M1 motorway is a short drive away. An internal viewing is highly recommended.



## LOUNGE

12'8" x 12'9" (3.87 x 3.9)

Understairs store cupboard, radiator, composite front entrance door, double glazed bay window to the front.

## INNER LOBBY

Stairs leading to the first floor, access to the dining room.

## DINING ROOM

12'6" x 12'3" (3.82 x 3.75)

Radiator, double glazed window to the rear, door to kitchen.

## KITCHEN

13'1" x 6'6" (4 x 2)

Incorporating a range of modern contemporary fitted Shaker-style wall, base and drawer units with low profile square edge worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, appliance space. Double glazed window to the rear, double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms, bathroom and ladder to partially boarded loft.

## BEDROOM ONE

10'9" x 12'9" less wardrobes (3.30 x 3.9 less wardrobes)

Fitted wardrobes to one wall with sliding doors, radiator, double glazed windows to the front.

## BEDROOM TWO

12'2" x 9'2" (3.72 x 2.81)

Overstairs store cupboard, radiator, double glazed window to the rear.

## BATHROOM

13'1" x 6'6" (4 x 2)

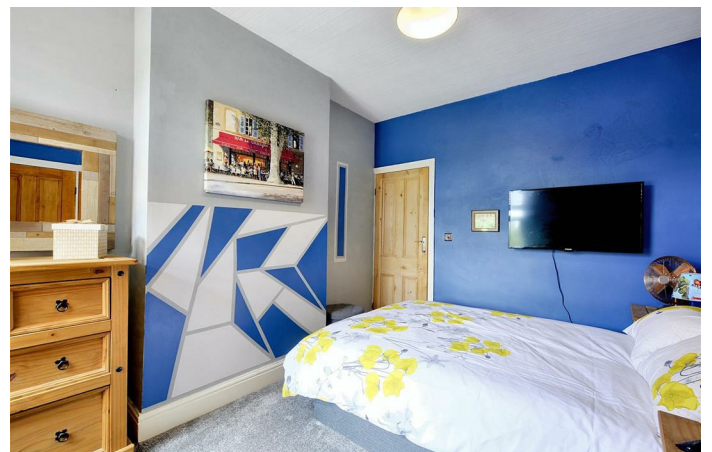
Incorporating a modern four piece suite comprising floating wash hand basin with vanity unit, low flush WC, bath, generous shower cubicle with thermostatically controlled shower. Feature tiling to walls and floor, heated towel rail, two double glazed windows.

## OUTSIDE

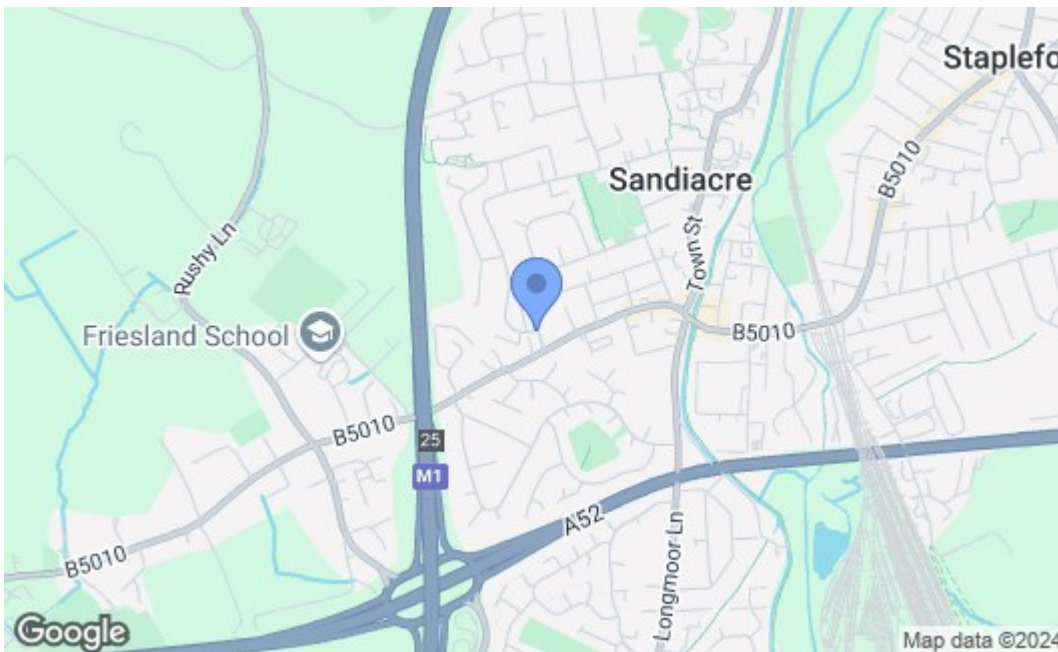
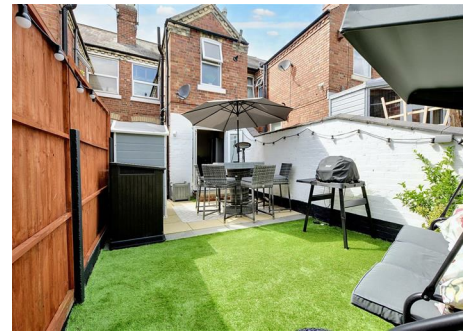
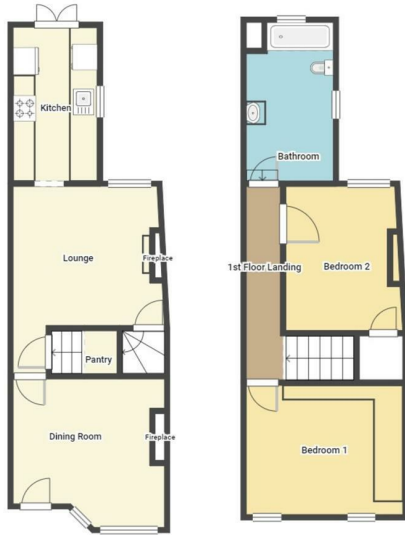
To the front there is a small walled-in frontage with gated pedestrian access at the side leading to the rear garden which is attractive landscaped with patio area beyond the French doors, great for alfresco dining. This leads to an area finished with artificial lawn. There is outside lighting and power.

## DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, turn right onto Derby Road heading into Sandiacre. Continue over the motorway and as the road descends, look for and turn left onto Stevens Road. The property can then be found on the right hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	80
<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.