



Spencer Avenue  
Sandiacre, Nottingham NG10 5DA

**£195,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





Set back from the road and situated on a particular private garden plot can be found this traditional three bedroom semi detached house.

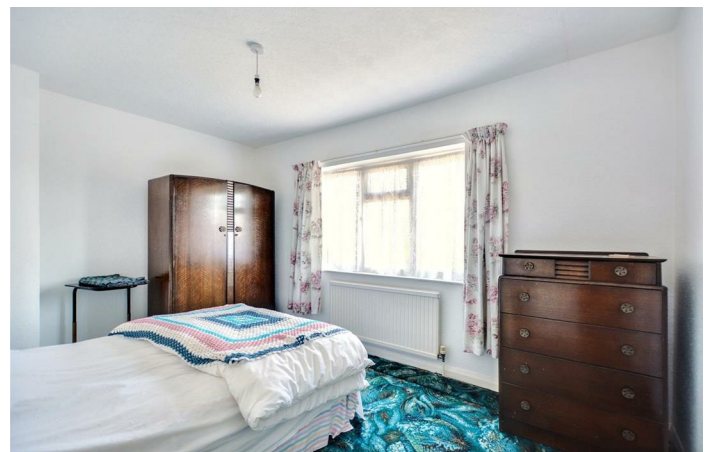
Benefitting from central heating and double glazing, the property is offered for sale with NO UPWARD CHAIN and offers great scope for first time buyers to make into a fantastic home.

Situated in this popular residential suburb within the heart of what originally was Sandiacre village, now a small town with a useful convenience store close by, as well as a Lidl and Co-Op in the centre of Sandiacre. The property is also on a bus route, close to local schools for all ages and for those who enjoy the outdoors, it is within walking distance of Stoney Clouds Nature Reserve. For those looking to commute further afield, the A52 and Junction 25 of the M1 motorway are a few minute's away.

The accommodation comprises entrance hallway, lounge and recently re-fitted dining kitchen, and ground floor bathroom. The first floor landing gives access to three well proportioned bedrooms.

Set back from the road with a good sized and enclosed front garden with tapering rear garden.

Viewing highly recommended.





## ENTRANCE HALL

Front entrance door, radiator, double glazed window, stairs to the first floor.

## LOUNGE

13'6" x 13'10" (4.14 x 4.23)

Electric flame effect fire with tile surround, radiator, double glazed window to the front.

## DINING KITCHEN

13'11" x 8'5" (4.26 x 2.57)

Range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window to the rear, door to rear lobby. Wall mounted gas boiler (for central heating and indirect hot water).

## REAR LOBBY

Door to rear garden.

## BATHROOM

Accessed off the hallway. Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Radiator, double glazed window.

## FIRST FLOOR LANDING

Built-in airing cupboard with hot water cylinder.

## BEDROOM ONE

13'10" x 10'1" (4.22 x 3.09)

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

## BEDROOM TWO

9'11" x 9'10" (3.03 x 3)

Radiator, double glazed window to the rear.

## BEDROOM THREE

5'7" x 9'6" (1.70m x 2.90m)

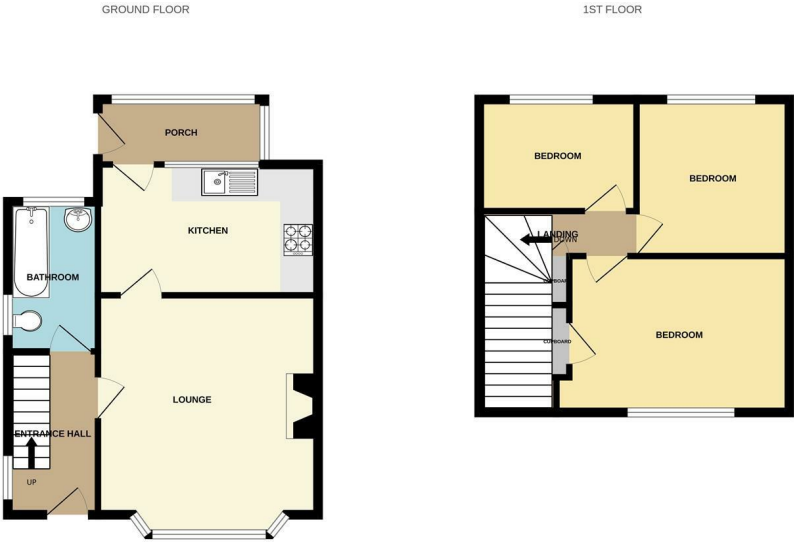
Radiator, double glazed window to the rear.

## OUTSIDE

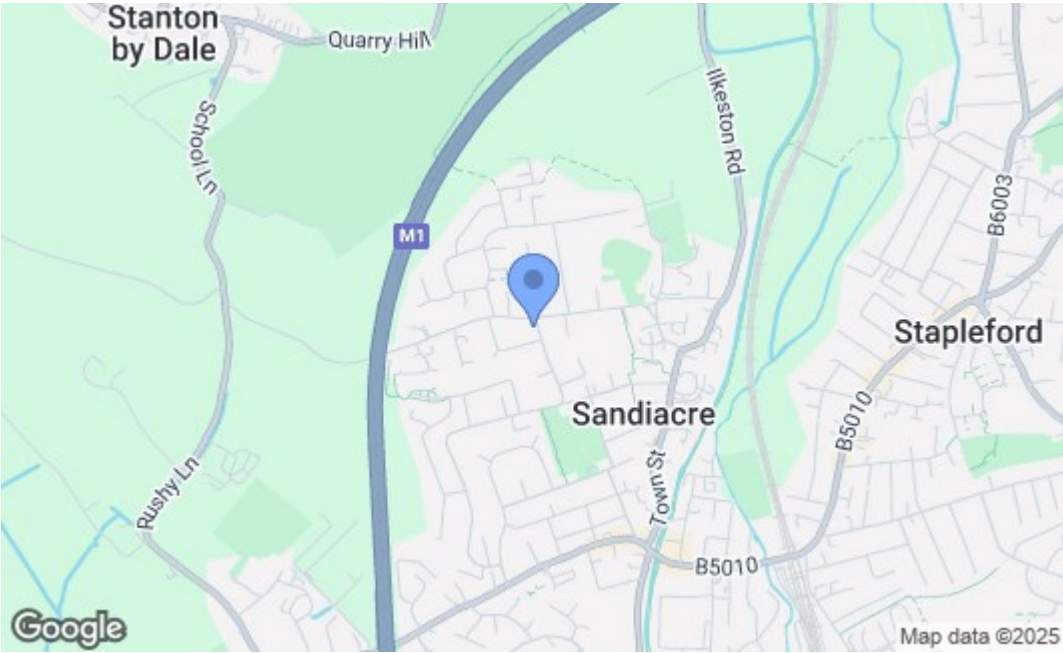
The property is situated on an enclosed garden plot set back from the road with hedged-in frontage and generous front garden laid to lawn and offering a degree of privacy.

There is gated access leading to the rear garden which tapers to a point, there is a small lean-to porch/conservatory, patio, bedding and a section laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		83
(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		
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		

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