



**Waterside Close
Sandiacre, Nottingham NG10 5PW**

**A TWO DOUBLE BEDROOM MID TOWN
HOUSE.**

£215,000 Freehold



We are pleased to offer for sale this modern two double bedroom mid town house which is ready to move into with NO UPWARD CHAIN. Built by Westerman Homes in 2015.

This modern energy efficient property benefits from gas fired central heating served from a combination boiler and has double glazed windows throughout. The property has been newly decorated internally and, with the exception of the living room, has had new floor coverings throughout. The property has the benefit of a cloakroom/WC.

There is off-street parking for two vehicles in tandem and the property enjoys a particularly good sized south-westerly facing rear garden with patio and lawn.

Situated in a small courtyard just off Waterside Close. As the address suggests, the property sits adjacent to the former Sandiacre Canal, now a foot and cycle path through a nature corridor. The Erewash Canal is a short walk away which provides cycle and tow-path walks, forming part of the Nutbrook Trail.

The property is conveniently situated just off Longmoor Lane which has a regular bus service linking Long Eaton, Nottingham and Derby, the A52 and Junction 25 of the M1 motorway is only a short drive away. Sandiacre has a variety of shops and amenities, including Lidl and Co-Op, as well as some great bistros and restaurants.

Offered for sale with NO UPWARD CHAIN, this property will suit a variety of buyers, including those looking to make their first steps onto the property ladder, as well as downsizers looking for something which is easy to maintain.

An internal viewing is recommended.



ENTRANCE HALL

Composite double glazed front entrance door, radiator, door to kitchen and door to cloaks/WC.

CLOAKS/WC

Incorporating a two piece suite comprising pedestal wash hand basin and low flush WC. Radiator, double glazed window.

KITCHEN

12'11" x 9'2" at widest point (3.95 x 2.80 at widest point)

Range of fitted wall base and drawer units, with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge/freezer, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, space for bistro-style table and chairs. Large walk-in understairs store closet. Double glazed window to the front.

LIVING ROOM

11'5" x 12'8" (3.50 x 3.87)

Stairs to the first floor, two radiators, media point, double glazed window, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

12'7" x 8'2" plus recess (3.85 x 2.50 plus recess)

Deep overstairs store closet, media point, radiator, two double glazed windows to the rear.

"L" SHAPED BEDROOM TWO

12'7" reducing to 5'6" x 8'9" reducing to 4'7" (3.85 reducing to 1.70 x 2.67 reducing to 1.42)

Media point, radiator, two double glazed windows to the front.

BATHROOM

7'1" x 5'7" (2.16 x 1.72)

Three piece suite comprising floating wash hand basin, low

flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, shaver point, heated towel rail.

OUTSIDE

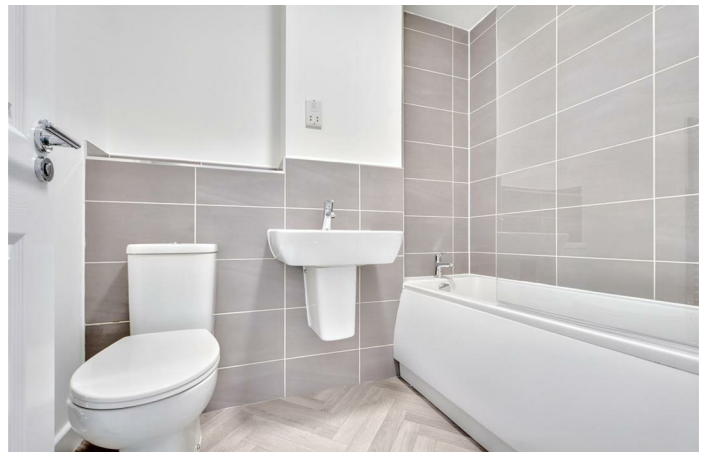
The property is set back from the road with a driveway providing off-street parking for two vehicles in tandem. There is a paved pathway and bin store. To the rear, the property enjoys a good sized garden laid mainly to lawn with patio area and matching wide pathway with gently tiered steps leading to the foot of the plot where there is a lockable gate leading onto Longmoor Lane.

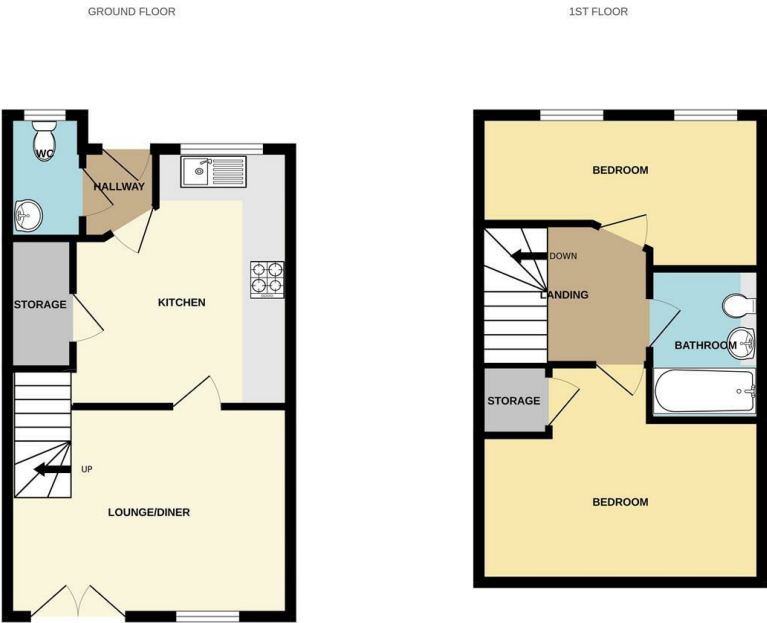
AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how the property may look furnished.

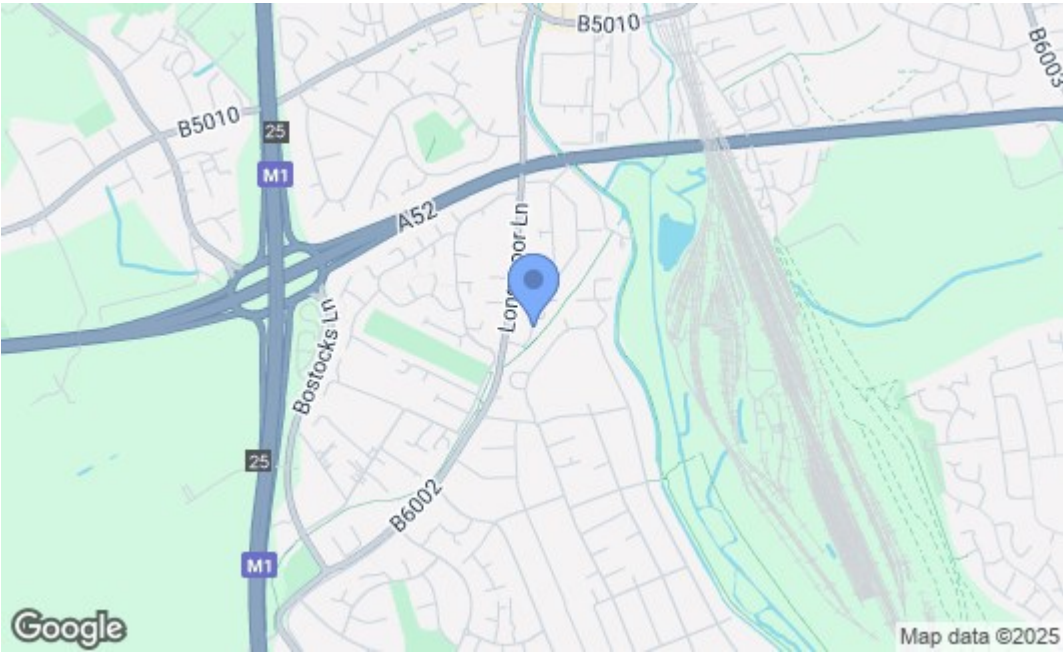
AGENTS NOTE

The Seller is a Director of Robert Ellis.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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		96
(81-91) B	82	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.