



Victor Crescent,  
Sandiacre, Nottingham  
NG10 5JS

**Price Guide £170-180,000**  
**Freehold**



A TWO BEDROOM END PROPERTY, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to offer to the market this two bedroom end-terraced home on Victor Crescent, offering a blend of comfort and convenience. You get a lovely sense of open space with the lounge opening to the kitchen diner, offering a wonderful space for dining in addition to an abundance of cupboards and worktop space whilst overlooking the rear garden. To the first floor there are two generously sized bedrooms and a modern bathroom. The property boasts an extensive rear garden, mainly lawned and ideal for outdoor activities or simply enjoying the fresh air. Conveniently located close to local shops and amenities, this home is perfect for those seeking both space and accessibility.

Being constructed of brick to the external elevations, the property benefits from gas central heating and double glazing and in brief comprises of a lounge to the front with stairs to the first floor and open to the dining kitchen. To the first floor are the two bedrooms and bathroom. To the rear is an enclosed garden which is of a good size and laid mainly to lawn.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC panel and double glazed front entrance door, stairs to first floor and opening to:

### Lounge

14'3 x 11'2 approx (4.34m x 3.40m approx)

UPVC double glazed window to the front, radiator, TV and telephone points, Adam style fire surround with marble effect insert and hearth housing pebble effect fire.

Opening to:

### Open Plan Kitchen Diner

14'9 x 11' approx (4.50m x 3.35m approx)

Comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces. Inset circular bowl sink and drainer with mixer tap and tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and slimline dishwasher, space for table and chairs, radiator, double glazed window to the rear, UPVC panel and double glazed door to the side. Opening to pantry area with shelving and housing the wall mounted gas fired central heating boiler.

### First Floor Landing

With doors to:

### Bedroom 1

11'2 x 11'1 approx (3.40m x 3.38m approx)

Double glazed window to the front and radiator.

### Bedroom 2

11'1 x 9'6 approx (3.38m x 2.90m approx)

Two double glazed windows to the rear.

### Bathroom

8'3 x 4'6 approx (2.51m x 1.37m approx)

Three piece suite comprising bath with mixer tap, hand-held shower attachment and folding shower screen, wash hand basin and push-flush w.c. Majority tiled walls, radiator and double glazed window to the rear.

### Outside

To the front is a partial lowered kerb frontage to a gravelled forecourt, paved pathway to front entrance door and paved pathway and side access leading to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini roundabout run right onto Longmoor Lane and Victor Crescent can be found as a turning on the right hand side.

8167AMCO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 53mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

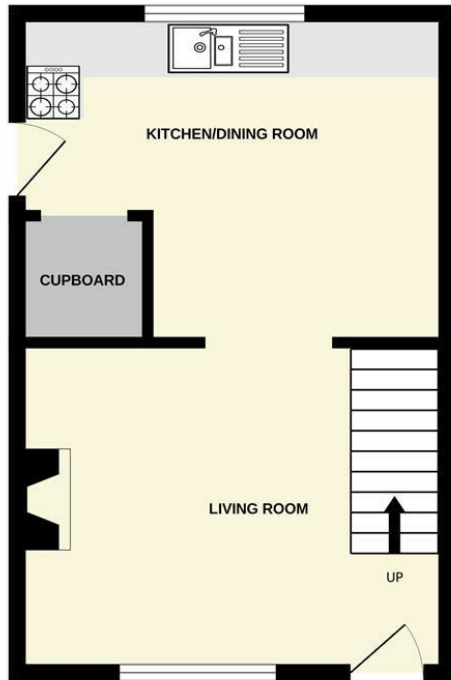
Non-Standard Construction – No

Any Legal Restrictions – No

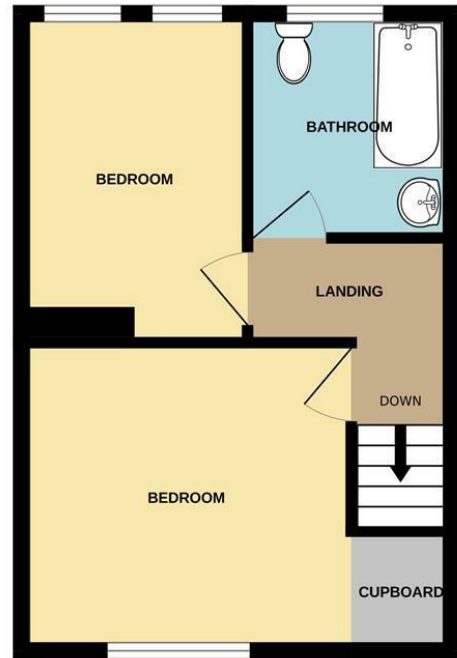
Other Material Issues – No



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

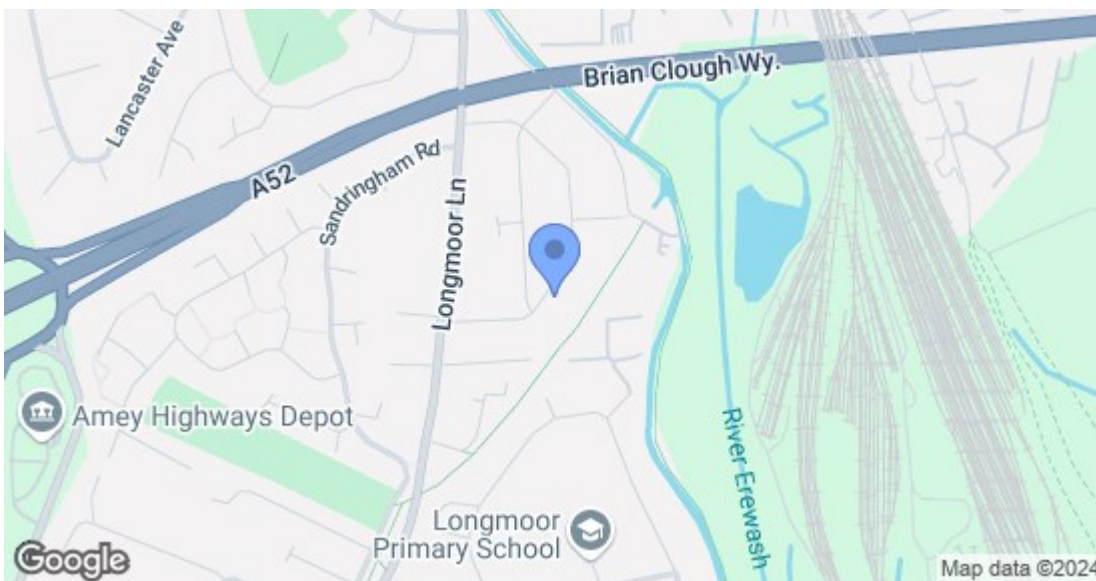


1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			
(81-91) B			
(69-80) C			
(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	

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