



Two-Bedroom Mid-Terraced House located in Sandiacre.

Asking Price Of
£160,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

10 Stevens Road Sandiacre Nottingham NG10 5FU



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This two-bedroom mid-terrace property offers well-proportioned accommodation and represents an excellent opportunity for investors or purchasers looking for a property with potential to improve and add value.

Conveniently positioned within easy reach of local amenities, schools and transport links, the property provides a practical layout with scope for modernisation and enhancement to suit individual tastes and requirements.

The accommodation briefly comprises two good-sized reception rooms, providing separate living and dining space, together with a rear kitchen with UPVC double-glazed door giving access to the enclosed rear garden.

To the first floor, there are two well-proportioned double bedrooms, served by a family bathroom fitted with a shower over the bath and offering useful additional storage space.

Further benefits include gas central heating and UPVC double glazing throughout.

Requiring some updating, this property offers an excellent investment opportunity with scope to enhance and potentially add value. Early viewing is recommended to appreciate the accommodation and potential on offer.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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