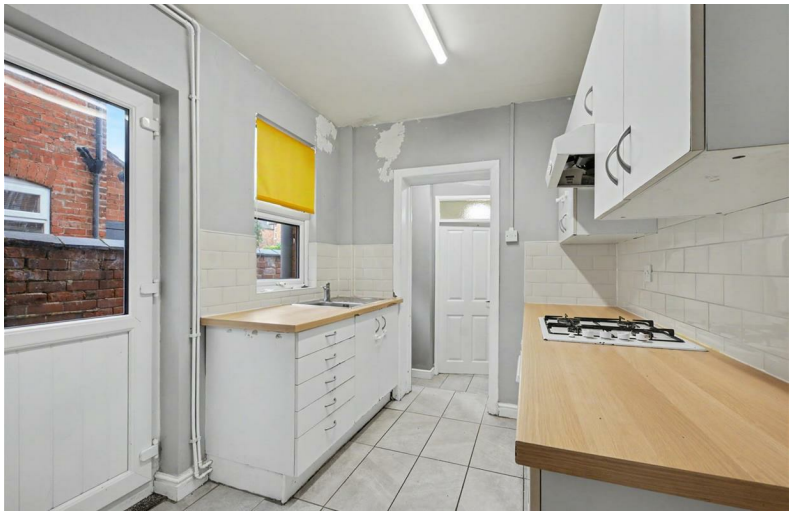
Robert Ellis

look no further. . .







Butt Street

Sandiacre, Nottingham NG10 5JG

A TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. NO UPWARD CHAIN.

£160,000 Freehold

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A two double bedroom period semi-detached house.

This traditional property comes to the market with NO UPWARD CHAIN and has the benefit of gas fired central heating, double glazed windows and offers a blank canvas for the incoming buyer to make this into a great home.

Situated on a residential street within the town of Sandiacre and conveniently situated within walking distance of local amenities and shops, including Lidl and Co-Op, as well as a regular bus service linking Nottingham and Derby. Offering great commutability with the A52 which also links Nottingham and Derby, also Junction 25 of the M1 only a short drive away.

The accommodation comprises lounge, separate dining room, fitted kitchen, useful utility room and ground floor WC. To the first floor, the landing provides access to two double bedrooms and family bathroom.

The property enjoys a particularly good size rear garden, with block paved area and a section laid to artificial lawn.

Having the benefit of a new roof in recent times, we believe this property will make a fantastic first purchase and viewing is recommended.





LOUNGE
11'11" x 11'9" (3.65 x 3.6)
Radiator, double glazed window and front entrance door. Door to dining room.

DINING ROOM
12'5" x 11'10" (3.8 x 3.62)
Open lobby with door leading to the understairs store cupboard. Door to stairs rising to the first floor. Radiator, double glazed window to the rear. Door to kitchen.

KITCHEN
9'0" x 7'3" (2.76 x 2.23)
Range of fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven and gas hob. Double glazed window. Access to utility room.

UTILITY ROOM
Radiator, plumbing and space for washing machine, double glazed window, access to WC housing a low flush WC.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'10" x 11'9" (3.63 x 3.6)
Original cast iron fireplace, radiator, double glazed window to the front.

BEDROOM TWO
12'6" x 9'1" (3.82 x 2.77)
Original cast iron fireplace, overstairs store cupboard, radiator, double glazed window to the rear.

BATHROOM
8'11" x 7'6" (2.72 x 2.31)
Three piece suite comprising wash hand basin, low flush WC and bath. Radiator, double glazed window.

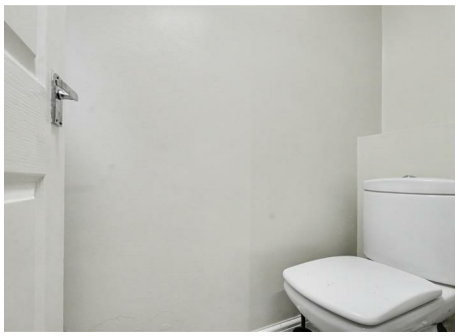
OUTSIDE
To the front is an attractive garden wall finished in brick and ornamental railings with matching gate leading to the front door. There is gated pedestrian access at the side of the house which leads to the rear garden. The rear garden is walled, fenced and enclosed, with a block paved area beyond the rear exit door, a brick built outbuilding and the main garden which is laid to artificial turn. A pathway runs to the foot of the plot where there is a patio area.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.



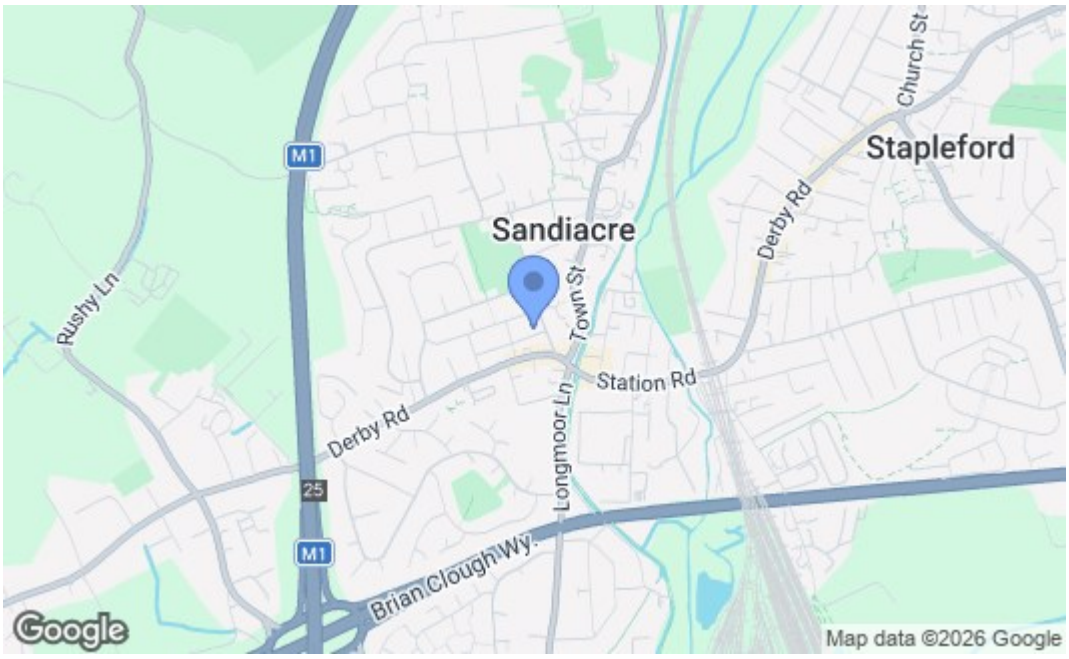


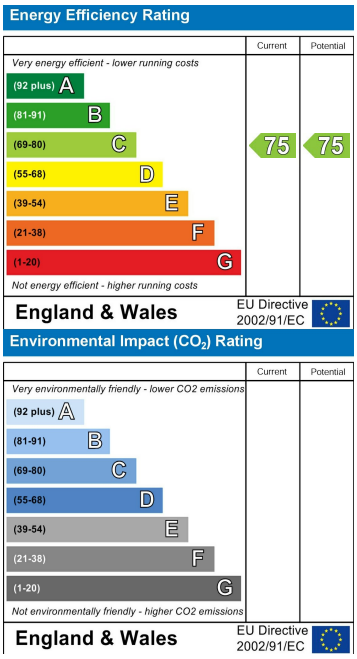












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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