Robert Ellis

look no further. . .







Travers Road
Sandiacre, Nottingham NG10 5GE

A THREE BEDROOM END TERRACED HOUSE.

£226,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



A surprisingly spacious three bedroom end terraced house. NO UPWARD CHAIN.

This true family size property comes to the market in a ready to move into condition with recent improvements including a brand new fitted dining kitchen, newly fitted bathroom suite and upgraded central heating with a new combination boiler and radiators.

Further features include double glazed windows throughout, modern composite double glazed front entrance door, the electrics have been checked with a safety certificate in place, there are many new floor coverings and the house has been redecorated. These improvements make this a turn key property, ready to move into.

The property is set back from the road with a good size garden and the rear garden is landscaped with ease of maintenance in mind. What cannot be appreciated from the front is the fact that there is off-street parking to the rear courtesy of a communal courtyard where there is plenty of space for parking, and the house has its own carport.

Situated in this popular and established residential location, great for families and commuters alike as schools for all ages are within walking distance as is open space, playing fields and Stoney Clouds Nature Reserve. There are local shops and amenities close by, as well as the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway.

We believe this property will make a fantastic first home with space enough for families.

An internal viewing is recommended.





ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor with understairs closet.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

LIVING ROOM
13'4" x 11'4" (4.08 x 3.46)
Radiator, double glazed window to the front.

DINING KITCHEN
17'7" x 9'10" (5.38 x 3.01)
Incorporating a range of brand new fitted wall, base and drawer units with contrasting worktops and inset single bowl sink unit with single drainer, brand new electric fan assisted oven, hob and extractor hood over. Plumbing and space for washing machine. Ample space for table and chairs. Walk-in cupboard housing a new combination boiler (for central heating and hot water). Double glazed window and door leading to the rear garden.

FIRST FLOOR LANDING
Three useful built-in storage cupboards.

BEDROOM ONE
13'3" x 10'6" (4.05 x 3.21)
Radiator, double glazed window to the front.

BEDROOM TWO
13'2" x 8'10" (4.03 x 2.71)
Radiator, double glazed window to the rear.

BEDROOM THREE
9'1" x 6'11" (2.78 x 2.13)
Radiator, double glazed window to the front.

FAMILY BATHROOM
New three piece suite comprising wash hand basin, low flush WC, "L" shaped shower bath with twin rose thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

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

OUTSIDE
The property is set back from the road with a fenced in front garden finished with gravel for ease of maintenance, pathway leading to the front door. To the rear, the garden is fenced and enclosed, landscaped with ease of maintenance in mind with ornamental pebble bedding, various pathways and patio area. There are two garden sheds. At the foot of the plot, there is an enclosed carport which provides off-street parking. This is accessed from a rear communal courtyard and there is unrestricted residents parking.



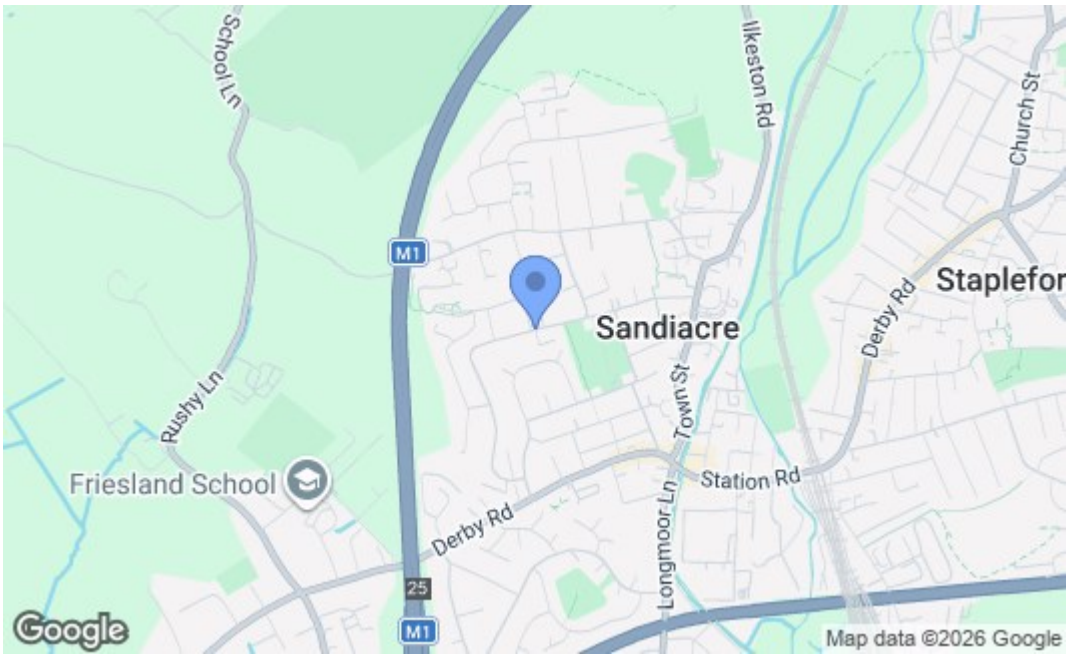


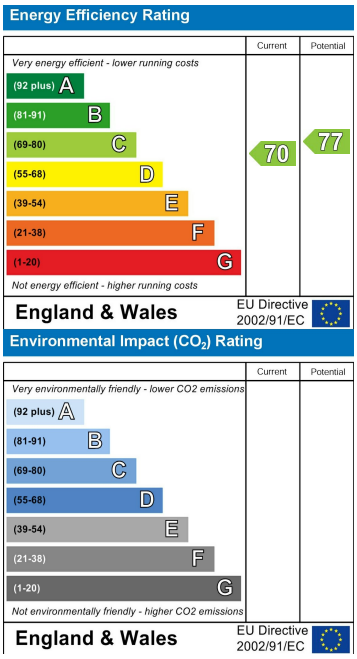












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044