



Three Bedroom Semi-Detached House located in Sandiacre.

Asking Price Of
£200,000

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

12 Margaret Avenue Sandiacre Nottingham NG10 5JU



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EPC

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642.8
sq. ft

This attractive three-bedroom semi-detached property offers a superb opportunity to acquire a spacious home within one of Sandiacre's most popular residential locations. The accommodation benefits from gas central heating, complemented by a recently installed boiler, and double glazing throughout.

The welcoming entrance hallway provides access to a spacious kitchen, comfortable living room, and a convenient ground-floor family bathroom and WC.

To the first floor are three well-proportioned bedrooms, providing flexible living space for a variety of buyers.

Externally, the property enjoys off-street parking to the front and a private, enclosed rear garden, offering a secure and secluded outdoor space ideal for families and entertaining. The garden is enhanced by a useful pergola, outbuildings, an external water tap, and a substantial workshop situated at the bottom of the garden, providing excellent potential as a man cave, hobby room, or additional storage.

Offering excellent value and broad appeal, this property represents an ideal first-time purchase or family home. Early internal viewing is highly recommended to fully appreciate the accommodation, outdoor space, and sought-after location 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.

FLOORPLAN



TOTAL AREA: APPROX. 59.7 SQ. METRES (642.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittestates.com

T 01156463924

www.merrittestates.com