



Three Bedroom Semi-Detached House located in Sandiacre.

Asking Price Of
£200,000

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MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

10
Shaftesbury Avenue
Sandiacre
Nottingham
NG10 5GU



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888.3
sq ft

Merritt Estates present this exciting opportunity to purchase a traditional semi-detached house, requiring some upgrading and improving, yet offering a great family home or first time purchase.

The accommodation briefly comprises an entrance porch leading into the entrance hallway, spacious lounge, separate dining room, and an extended kitchen providing additional practicality and living space.

To the first floor are three bedrooms together with a shower room / WC.

The property has also benefitted from a full electrical rewire, offering additional peace of mind for prospective purchasers.

Externally, the front of the property enjoys a walled forecourt garden with pedestrian gate access. To the rear is a generous enclosed garden featuring patio seating areas, lawn, mature planting, greenhouse, and garden shed, creating an excellent outdoor space for families and gardening enthusiasts alike.

Situated on a quiet residential street within the highly regarded area of Sandiacre, this three bedroom property has been well maintained over the years, and presents an excellent opportunity for buyers to modernise and tailor the property to their own style and requirements.

Within easy reach of highly regarded schools for all ages, including Friesland School, the property is ideally placed for families and commuters. Excellent transport links are close by, including regular bus services, the A52, and Junction 25 of the M1 motorway, all accessible within minutes.

Offered to the market with immediate vacant possession and no upward chain.

CONTACT

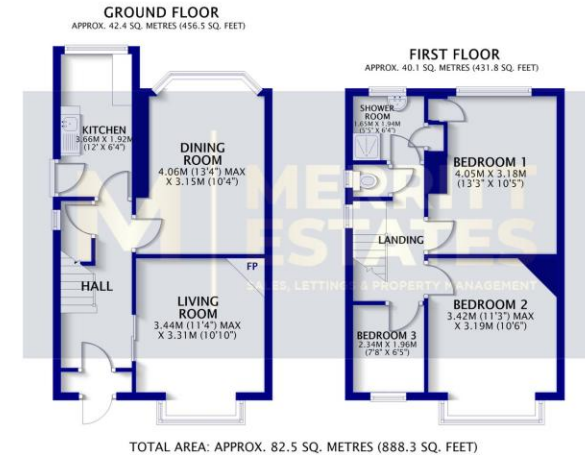
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.