



- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Off-Road Parking
- Low Maintenance Garden
- Close To Local Amenities
- Council Tax Band = A

SAB Properties are pleased to market this refurbished 3 bedroom house, located in the popular Sandiacre area, close to local amenities and bus stops with good transport links to Nottingham and Derby.

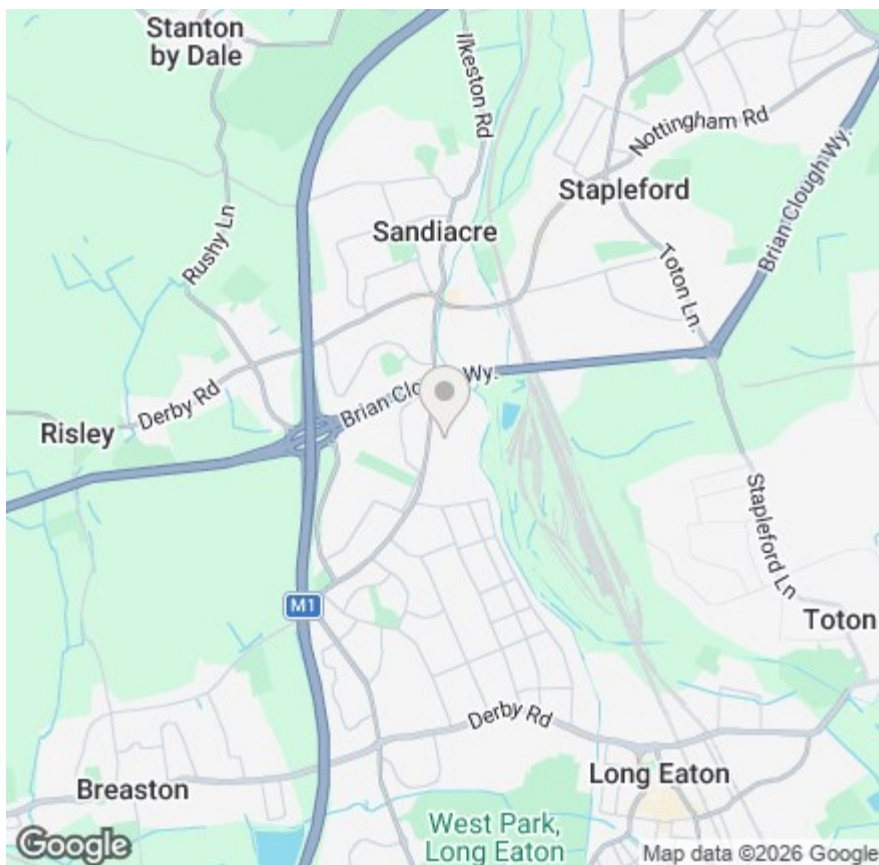
A holding deposit of £276.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1380.00, which subject to Terms and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

## Victor Crescent, Sandiacre, Nottingham

**£1,200**



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	89
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	46
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Description

Situated in the popular location of Sandiacre, the property is ideally positioned close to a range of local amenities, scenic green spaces, and excellent transport links including the A52 and M1. There are also various parks within easy reach and the property falls within a good school catchment, making it a great choice for families. To the ground floor, the accommodation comprises an entrance hall, a spacious living room with a modern feature fireplace, a fitted kitchen diner, and a bright conservatory providing additional living space. The first floor carries three well-proportioned double bedrooms, all serviced by a three-piece bathroom suite complete with a double-ended bath. Outside, the property benefits from an off-road parking space to the front, whilst to the rear is a low-maintenance garden with attractive planting borders and a patio area – perfect for outdoor dining and relaxation.

### Entrance Hall

3'0" x 2'6" (0.93m x 0.77m)

New neutral décor and flooring, carpet to the stairs, and a single UPVC door providing access into the accommodation.

### Lounge

14'3" x 11'2" (4.36m x 3.42m)

Overlooking the front elevation with a UPVC double-glazed bow window, newly laid neutral carpet, feature fireplace with a decorative surround. New neutral décor. Double doors leading into the kitchen. Wall mounted radiator, ample plug sockets.

### Kitchen / Diner

14'2" x 11'1" (4.34m x 3.38m)

The kitchen has a range of fitted base and wall units with a worktop, stainless steel sink with swan neck mixer tap and drainer, integrated oven, electric hob with overhead stainless extractor fan, space and plumbing for a washing machine and dishwasher, space for a large fridge freezer, and ample space for a dining table and chairs. Wall mounted radiator, recessed spotlights, window to the rear elevation, and double French doors leading into the conservatory. New neutral décor and tile effect laminate flooring.

### Conservatory

12'1" x 7'3" (3.70m x 2.21m)

The conservatory has tiled flooring, a polycarbonate ceiling, large curved glass panelled windows, and double sliding doors providing access to the garden.

### Landing

14'3" x 9'10" (4.36m x 3.01m)

The landing has neutral décor and neutral carpeted flooring and provides access to the first floor accommodation.

### Bedroom 1

11'3" x 8'10" (3.43m x 2.70m)

Located to the front elevation with UPVC double-glazed window and venetian blind, new neutral décor and flooring, wall mounted radiator, built in wardrobe and ample space to accommodate a double bed and a selection of bedroom furniture.



### Bedroom 2

8'9" x 8'1" (2.67m x 2.47m)

Located to the rear elevation with UPVC double-glazed window and venetian blind, neutral décor and flooring, wall mounted radiator and ample space to accommodate a double bed and a selection of bedroom furniture.

### Bedroom 3

11'3" x 6'3" (3.45m x 1.92m)

Located to the front elevation with UPVC double-glazed window and venetian blind, neutral décor and flooring, wall mounted radiator and ample space to accommodate a double bed and a selection of bedroom furniture.

### Bathroom

8'0" x 5'2" (2.45m x 1.58m)

The bathroom has a low level dual flush WC, wash basin with fitted storage underneath, double-ended bath with central taps and a handheld shower head, new electric shower and glass shower screen to be fitted. Partially tiled and panelled walls, recessed spotlights, and UPVC double-glazed obscure window with roller blind, to the rear elevation. Modern vinyl flooring and neutral décor.



### Outside

To the front of the property is a hardstanding for 2 vehicles and gated access to the side and rear garden.

To the rear of the property is a low-maintenance garden with a central pathway leading through attractive planting borders and mature shrubs, with established greenery, patio seating area, and fence panelled boundaries.

### Additional Information

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Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download 220 Mbps)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

### Directions

From Long Eaton proceed in the direction of Sandiacre along Derby Road. Turn right into College Street (by the Church, continue along to the far end of College Street and take the second exit at the traffic Island onto Longmoor Road, take the 2nd right hand turning on to Victor Crescent and No. 123 is located on the right hand side and can be identified by our To Let board

