



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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642.8
sq. ft

Situated within a well-regarded residential area of Sandiacre, this appealing three-bedroom semi-detached home offers generously arranged accommodation, a private enclosed garden and the added benefit of a substantial workshop. With broad appeal for first-time buyers and growing families alike, the property combines practical living space with excellent outdoor facilities.

The accommodation is complemented by gas central heating, including a recently installed boiler, and double glazing throughout. An entrance hallway leads through to a spacious kitchen and a comfortable living room, together with a ground-floor family bathroom and separate WC, providing a practical layout for everyday living.

To the first floor, three well-proportioned bedrooms offer versatile accommodation, suitable for family life, guest space or those requiring a home-working area.

Outside, the property benefits from off-street parking to the front, while the enclosed rear garden provides a private setting for relaxing, gardening and outdoor entertaining. A pergola creates an attractive area for seating, with additional outbuildings and an external water tap adding to the garden's practicality.

A particularly noteworthy feature is the substantial workshop positioned at the bottom of the garden. Offering a range of potential uses, it could appeal to hobbyists, those seeking a dedicated workspace, or buyers requiring generous additional storage.

Combining a popular location, flexible accommodation and a garden with excellent ancillary space, this property presents an appealing opportunity for a variety of purchasers. An early internal viewing is strongly recommended to appreciate the accommodation and outdoor features 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		

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