

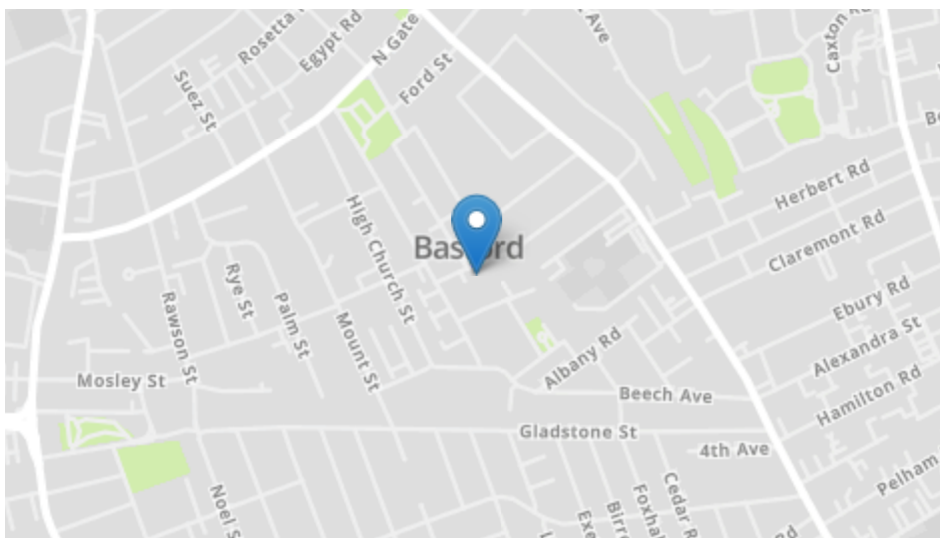
Sandon Street, Nottingham, NG7 7AL

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Victorian Home
- 3 Double Bedrooms
- Separate Lounge & Dining Room
- Private South Facing Rear Garden
- Excellent Road & Public Transport Links
- Favoured School Catchment
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27678533

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** CHARACTER & CONVENIENCE *** Retaining much of its original character, this period semi detached home occupies a commanding position not far from the Sherwood Rise area on the outskirts of Nottingham. Split over four floors, there is plenty of room for a growing family and also suitable to let out. The accommodation in brief comprises: entrance hall, lounge, dining room, kitchen, first floor landing to bedrooms 1 & 3 and family bathroom, with the 3rd double bedroom on the 2nd floor. The high ceilings make the well proportioned rooms feel even more spacious and each is well presented. The property also benefits from a large dry cellar below ground level. Outside, the rear garden provides a high level of privacy and with a little attention, will make a nice space to for children to play, but there are also play parks nearby. On street parking is available to the front. This popular location is just a short commute to Nottingham City Centre and families will appreciate the school catchment for Djanogoly. There are great transport links including bus and tram links as well as being a short distance from the M1 Junction 26. We highly recommend viewing to see the space for yourself, so call us now to arrange.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, luxury vinyl tiled flooring and doors to the dining room and lounge.

Lounge

4.39m x 4.03m (14' 5" x 13' 3") UPVC double glazed bay window to the front, real flame gas fire, radiator.

Dining Room

4.02m x 3.58m (13' 2" x 11' 9") UPVC double glazed window to the side, radiator, French doors to the rear garden and open to the kitchen.

Kitchen

4.6m x 2.93m (15' 1" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset ceramic 1.5 bowl sink & drainer unit. Integrated waist height double electric oven & induction hob with extractor over. Plumbing for washing machine, integrated boiler, 2 uPVC double glazed windows to the side, tiled flooring, ceiling spotlights, vertical radiator, uPVC double glazed French doors to the rear garden and door to the cellar.

First Floor

Landing

Stairs to the second floor and doors to bedrooms 1 & 3 and family bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.3m into the bay x 4.3m to the front of the wardrobes (14' 1" x 14' 1") UPVC double glazed bay window to the front, fitted sliding door wardrobe and radiator.

Bedroom 3

3.57m x 3.42m (11' 9" x 11' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, twin table top sink vanity unit, panelled bath and shower cubicle with mains fed dual rainfall effect shower. 2 obscured uPVC double glazed windows to the side, ceiling spotlights, partly tiled walls, tiled floor and vertical radiator.

Second Floor

Bedroom 2

4.2m x 3.24m (13' 9" x 10' 8") Built in wardrobe, velux window, 2 radiators and exposed wooden flooring.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs and is palisaded by original stone wall and timber fencing. The low maintenance, South facing rear garden offers a good level of privacy and comprises a paved patio and gravel beds, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.