



Travers Road
Sandiacre, Nottingham NG10 5GE

£159,950

A PARTICULARLY DECEPTIVE THREE
BEDROOM MID TERRACED HOUSE



A particularly deceptive three bedroom mid terraced house. This property boasts fantastic views to the front over a local park and open space making this property great for young families, especially as there are local schools within walking distance.

This property is centrally heated and double glazed and requires some cosmetic improvement and offers great potential to allow the incoming purchaser to put their own mark upon it.

The surprisingly spacious accommodation comprises entrance hall with useful cloakroom/WC, lounge and open plan dining kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and bathroom/WC. The property boasts a surprising amount of storage space with storage cupboards both to the hallway, kitchen and landing. There are enclosed rear gardens with patio and lawn.

Equally suited to first time buyers, long term buy-to-let investors and young families. Internal viewing is recommended to appreciate the potential on offer.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, walk-in store cupboard, cloaks/WC incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

LOUNGE

13'4" x 11'4" (4.07 x 3.47)

Radiator, double glazed window to the front.

DINING KITCHEN

17'8" x 9'10" (5.4 x 3)

Range of wall, base and drawer units, rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Plumbing for washing machine and appliance space. Radiator, dining area with table and chair space, walk-in store cupboard, double glazed window, double glazed door and a further double glazed patio door to the rear garden.

FIRST FLOOR LANDING

Two store cupboards and hatch to partially boarded loft which houses the gas combination boiler.

BEDROOM ONE

13'2'10" x 10'7" (40.5 x 3.24)

Radiator, double glazed window to the front with views over the park.

BEDROOM TWO

13'0" x 8'9" increasing to 10'4" (3.98 x 2.68 increasing to 3.17)

Fitted bedroom furniture including wardrobes, dressing table, drawers and eye-level units over bedhead. Radiator, double glazed window to the rear.

BEDROOM THREE

9'1" x 7'0" (2.78 x 2.15)

Radiator, double glazed window to the front.

BATHROOM

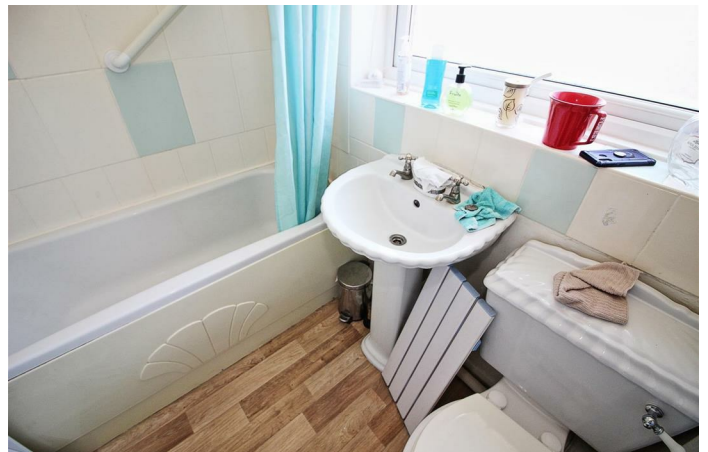
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with mixer shower attachment over. Radiator and double glazed window.

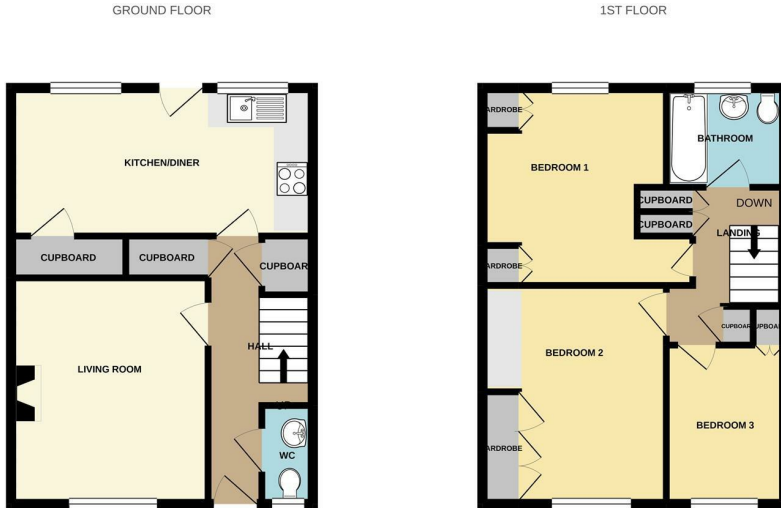
OUTSIDE

To the front the property is fenced and hedged in with front garden laid to gravel for ease of maintenance. The rear garden is fence and enclosed laid to lawn with patio area, bedding and garden shed. There is gated pedestrian access at the foot of the plot leading to pathway to Travers Road.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road - proceed in the direction of Sandiacre. Proceed over the railway bridge into Station Road, Sandiacre. At the traffic light crossroads turn right onto Town Street. Follow the road along turning 1st left onto Kings Road continue to the junction until you are almost straight on into Travers Road. Immediately after the park on your left, the property can be found on the left hand side. Ref. 7131PS





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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