



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
 enquiries@wallacejones.net
 www.wallacejones.co.uk



WALLACE · JONES
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

18 Taft Avenue, Sandiacre, Nottingham, NG10 5PX

Asking Price Of £145,000



One bedroom mid terraced house located in Sandiacre, Nottingham

For sale with no upwards chain and vacant possession, a one bedroom mezzanine mid style town house situated on a quiet cul de sac in the popular residential area of Sandiacre. Boasting front and rear driveways, new carpets and freshly painted throughout.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale with no upwards chain and vacant possession, a well presented one bedroom mezzanine-style mid town house situated on a quiet cul de sac located in the heart of Sandiacre. It benefits from off street parking with available driveways front and rear, newly fitted carpets throughout and freshly painted walls. It has been well maintained and offers a good sized rear garden and would be ideal for first time buyers or investors.

The property is located within this quiet residential cul de sac location within easy reach of excellent nearby schooling for all ages including Ladycross, Cloudside and Friesland. There are great transport links, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. For those who enjoy the outdoors Clouds Nature Reserve and open countryside with within walking distance.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

KITCHEN/LIVING ROOM: 10' 10" x 17' 1" (3.32m x 5.23m) Open plan kitchen, dining living room. Kitchen includes fitted over and under counter storage cupboards, integrated fridge/freezer, space for washing machine, sink with tap and drainer, electric oven and hob, electric radiator, newly fitted carpets, stairs to bedroom, double glazed uPVC window to the rear and door to garden.

BEDROOM: 8' 9" x 10' 10" (2.68m x 3.32m) Double glazed uPVC window to the front, electric radiator and newly fitted carpet.

BATHROOM: 6' 3" x 4' 11" (1.92m x 1.51m) Double glazed uPVC window to the front, fitted suite including panelled bath with electric shower over, WC, basin, towel radiator, tiled walls and vinyl flooring.

OUTSIDE: The front of the property has a pebbled driveway for two cars, to the rear is another parking space for a further two cars and access to the rear garden. The nicely presented garden has a lawn area as well as patio, some shrubs and a shed.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents

