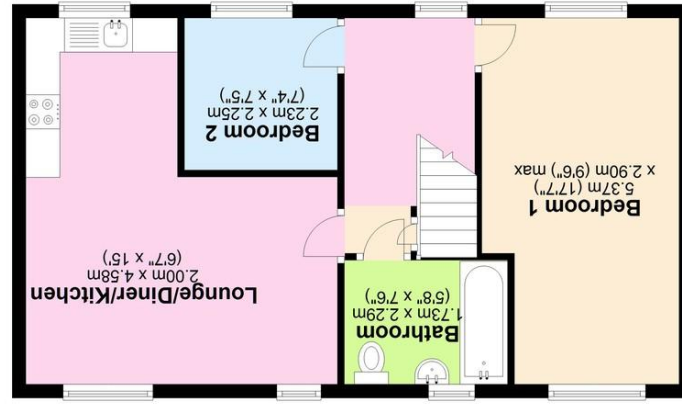
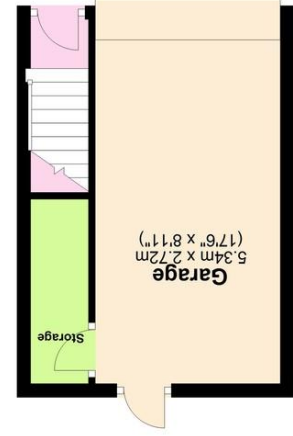


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		74 C
39-54	E	50 E	
21-38	F		
1-20	G		



Ground Floor



Basement

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

36 Bridge Street, Sandiacre, NOTTINGHAM, NG10 5QT

Asking Price Of £139,999



Two bedroom coach house located in Sandiacre, NOTTINGHAM

No upwards chain and vacant possession, a two bedroom coach house that benefits from driveway, garage and rear enclosed garden. Situated in the popular residential area of Sandiacre close by to excellent amenities and transport links.

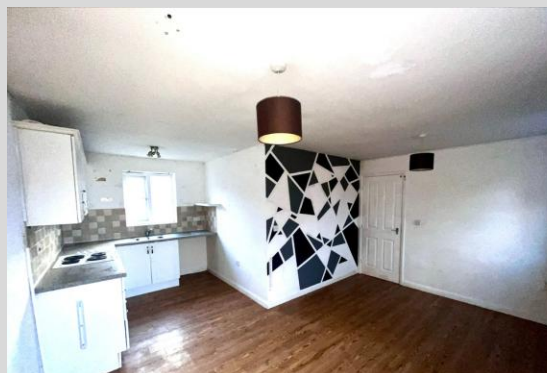


WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale with no upwards chain and vacant possession, a two bedroom coach house ideally situated in the popular residential area of Sandiacre. Close to excellent amenities, schools and transport links. The property offers off street parking, garage and enclosed rear garden. Although there is some work required throughout, it would make a great home for any first time buyer or investor.

It is located within close proximity to excellent schooling for all ages. For those needing to commute, there are good access links to the nearby transport networks such as the A52 for Nottingham, Derby, Junction 25 of the M1 Motorway and Nottingham electric tram terminus situated at Bardills roundabout.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

KITCHEN: 7' 3" x 7' 3" (2.23m x 2.23m) Double glazed uPVC window to the rear, under and over counter storage cupboards, space for washing machine, sink with tap and drainer, electric hob and oven, space for fridge freezer.

LIVING/DINING ROOM: 10' 0" x 15' 0" (3.05m x 4.58m) Double glazed uPVC window to the front, electric radiator, laminate flooring.

BEDROOM ONE: 17' 7" x 9' 1" (5.37m x 2.77m) Dual aspect uPVC double glazed windows, electric radiator, laminate flooring.

BEDROOM TWO: 7' 4" x 7' 3" (2.25m x 2.23m) Double glazed uPVC window to the rear, laminate flooring.

BATHROOM: 7' 6" x 5' 8" (2.29m x 1.73m) Double glazed uPVC window to the front, panelled bath with shower over, wc, sink with pedestal.

GARAGE: 8' 11" x 17' 6" (2.72m x 5.34m) Up and over door, door to rear garden.

OUTSIDE: To the front of the property is a driveway with access to the single garage, the rear garden is accessed through the garage and is mainly lawn.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

