



Sawyer Crescent,  
Wollaton, Nottingham  
NG8 1BD

**£185,000 Freehold**





A modern one-bedroom, mid terrace property available in a popular and convenient area.

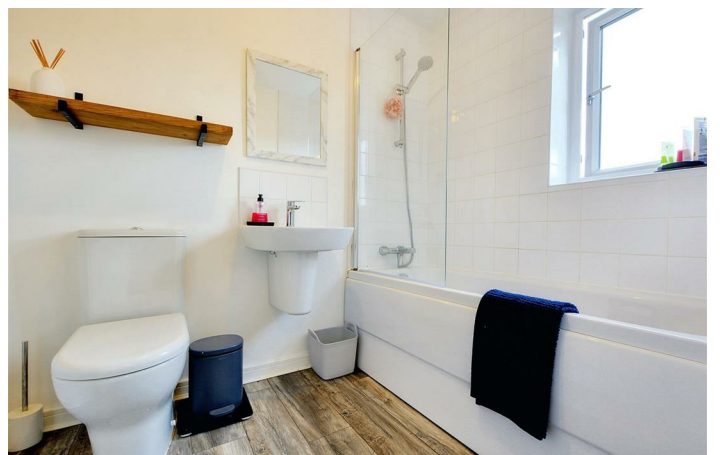
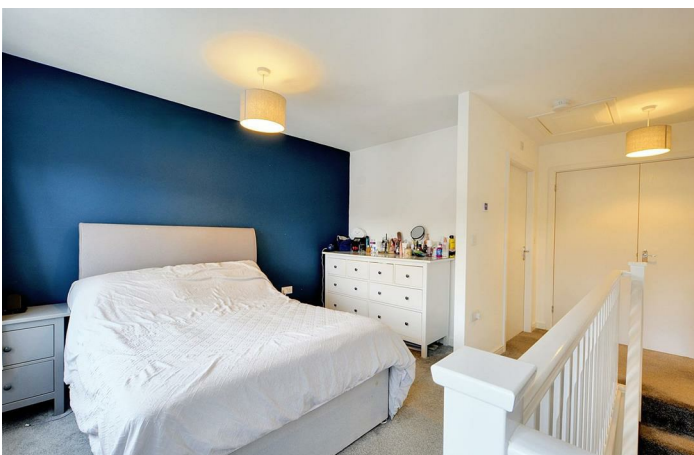
Situated just a short walk from Wollaton Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This recently built home would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living and kitchen and downstairs WC. Then rising to the first floor is the bedroom and bathroom.

Outside to the front of the property is a tarmacked driveway. The rear is then primarily lawned.

With the advantage of gas central heating and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door with an obscure window panel to the side leading through to the entrance space with wood effect flooring and radiator.

### Kitchen and Living Room

14'3" x 12'11" (4.35 x 3.95)

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, inset one and a half bowl sink with drainer and mixer tap. Space and fittings for integrated appliances to include electric hob, with extractor hood above, electric oven and fridge freezer.

#### Living Area

Wood effect flooring, with radiator and UPVC double glazed French doors to the rear garden. Access to a useful cupboard currently housing a freestanding washing machine.

#### Downstairs WC

Low flush WC and wash hand basin, UPVC double glazed window to the front aspect and wood effect flooring.

#### First Floor Landing

#### Bedroom One

16'3" x 13'1" (4.97 x 4.00)

Carpeted bedroom, with fitted wardrobes, radiator, access to the loft hatch and 2X UPVC double glazed windows to the front aspect.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, radiator, extractor fan, and UPVC double glazed window to the rear aspect.

#### Outside

Paved driveway to the front with footpath to the door. The enclosed rear is then primary lawned with fenced boundaries.

#### Agency Note

This property has a maintenance fee of £89 per annum.

#### Material Information:

Freehold: Annual Service Charge £89 pa.

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

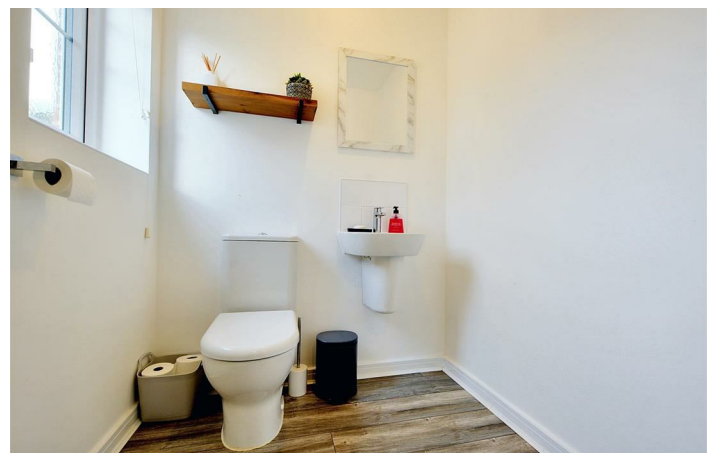
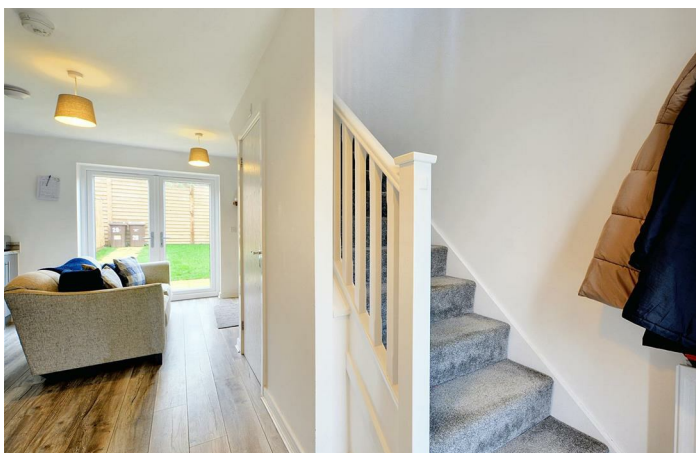
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

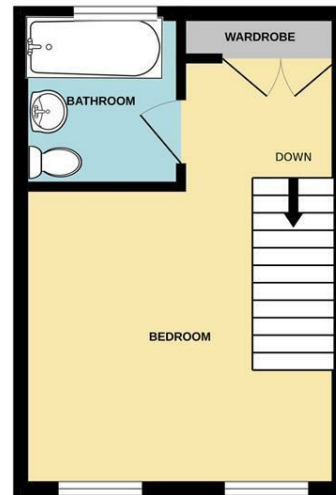
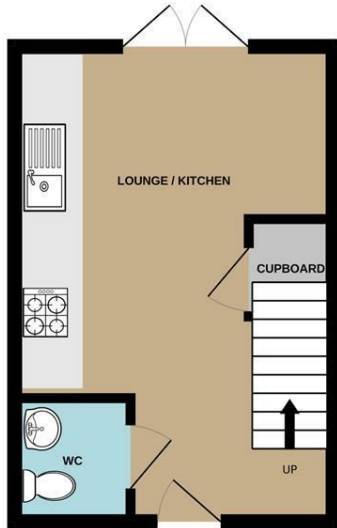




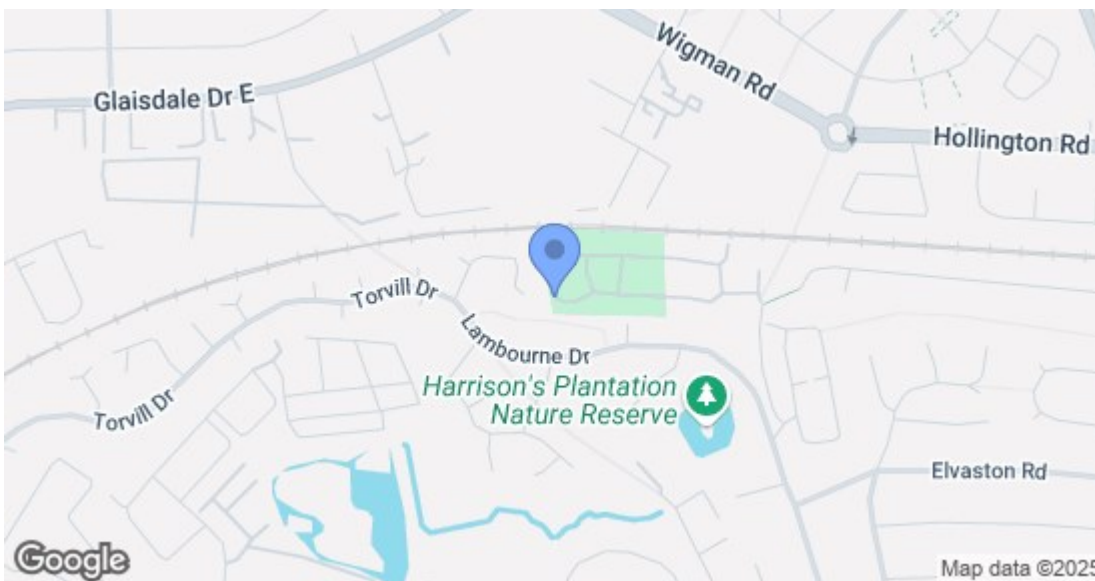
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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