



Austen Avenue,  
Sawley, Nottingham  
NG10 3GG

**£279,950 Freehold**



A SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this fantastic example of a three bedroom semi-detached house, being sold with no onward chain. To the external elevations, the property is constructed of brick and benefits double glazing and gas central heating throughout and has been modernised and well maintained by the current vendors with newly fitted kitchen, bathroom, downstairs WC and decor throughout. There is ample off street parking to the front of the property and an enclosed low maintenance garden to the rear. This would make a suitable home for a wide range of buyers including first time buyer, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway through a composite front door, open plan lounge/kitchen/diner with dual aspect windows overlooking the front and the rear with integrated appliances built into the recently fitted kitchen, a downstairs WC and access to the side which is currently used as a boot room but is versatile enough to be used as a utility room or office. To the first floor, the landing leads to three generous bedrooms and the newly fitted three piece family bathroom suite. The loft to the property is insulated and boarded, perfect for storage. To the exterior, there is ample off street parking for several vehicles with access directly into the boot room through a uPVC front door. To the rear there is an enclosed and low maintenance rear garden with a large covered decking area and mature plants/trees.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton train station, perfect for those who are looking to commute for work. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic major road links available such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport also just a short drive away.



### Entrance Hall

Front door, engineered wooden flooring, radiator, painted plaster ceiling, ceiling light.

### Lounge/Kitchen/Diner

24'0 x 13'2 x 16'3 approx (7.32m x 4.01m x 4.95m approx)  
uPVC double glazed bay window overlooking the front with window overlooking the rear also, engineered wooden flooring, radiator, wall, base and drawer units with work surfaces over, integrated electric double oven, induction hob and overhead extractor fan, painted plaster ceiling, ceiling light.

### Downstairs WC

4'7 x 2'3 approx (1.40m x 0.69m approx)  
Engineered wooden flooring, WC, wall mounted sink, painted plaster ceiling, ceiling light, single glazed wooden frame window overlooking the boot room

### Boot Room

6'0 x 11'8 approx (1.83m x 3.56m approx)  
uPVC double glazed doors to the front and rear, engineered wooden flooring, painted plaster ceiling, ceiling light.

### First Floor Landing

uPVC double glazed window overlooking the side, engineered wooden flooring, painted plaster ceiling, ceiling light.

### Bedroom 1

9'7 x 11'6 approx (2.92m x 3.51m approx)  
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom 2

9'8 x 11'8 approx (2.95m x 3.56m approx)  
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom 3

5'8 x 9'0 approx (1.73m x 2.74m approx)  
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

7'6 x 5'3 x 5'7 approx (2.29m x 1.60m x 1.70m approx)  
uPVC double frosted window overlooking the front, tiled flooring, WC, top mounted sink, bath with shower over the bath, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is ample off street parking to the front via a driveway and access into the boot room through a separate door. To the rear there is an enclosed rear garden that is low maintenance and has a covered decking area, mature trees and shrubs and a wooden storage shed.

### Directions

Proceed out of Long Eaton along Tamworth Road, upon reaching the traffic island by the railway station, proceed straight over, taking the left hand lane under the arch through the bridge, taking a left hand turn into Roosevelt Avenue, Austen Avenue can be found as a turning on the left hand side and the property can be found located on the right hand side.

8319RS

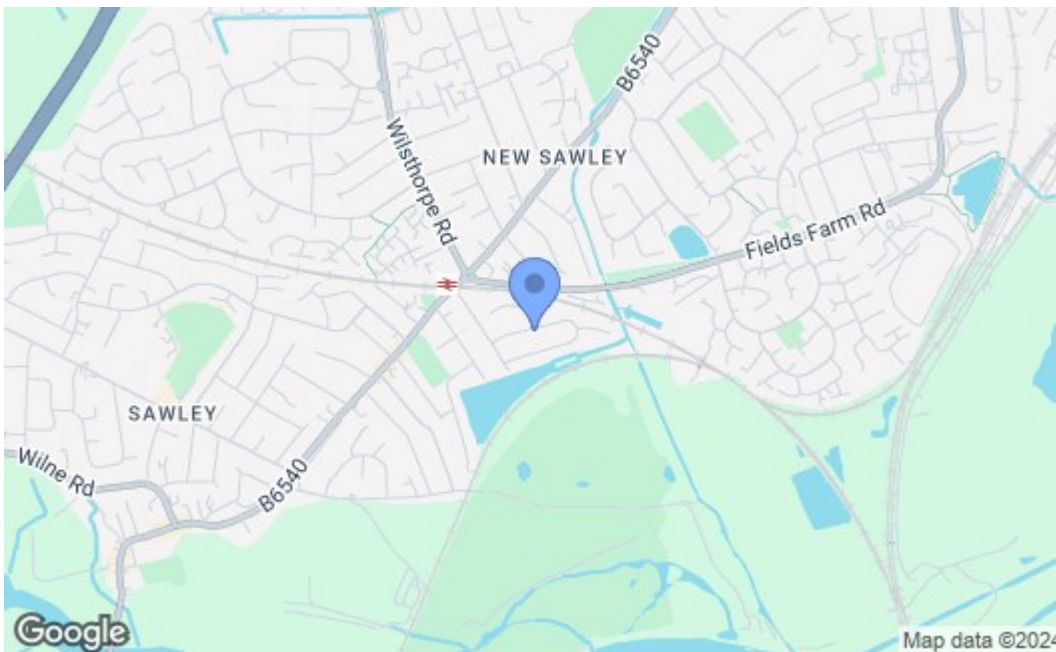
### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, SKY AND VIRGIN  
Broadband Speed -  
Standard 8 mbps  
Superfast 67 mbps  
Ultrafast 1000 mbps  
Phone Signal – O2, EE, THREE, VODAFONE  
Sewage – Mains supply  
Flood Risk – No, surface water  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

These details 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.