



Victoria Street,  
Sawley, Nottingham  
NG10 3EW

**Price Guide £180-190,000**

**Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this fantastic opportunity to purchase this property in the ever popular road of Victoria Street in Sawley. The property is positioned just a stones throw away from the train station in addition to a variety of local shops and amenities including a Morrisons Local. The property itself offers huge potential with traditional elements such as being bay fronted and boasting two reception rooms to the ground floor. This three bedroom property is an ideal purchase for a first time buyer or someone looking to make their move up the property ladder to a popular location. The property is also ideally positioned for a variety of local schools, A50 and East Midlands Airport.

The property benefits from gas central heating and internal accommodation briefly compromises of an entrance hall, living room, dining room and kitchen with integrated appliances on the ground floor. To the first floor, there are three bedrooms with the master bedroom offering an bay fronted window. There is also a wet room which hasn't long been replaced.

The property is within walking distance of the shops provided by Sawley which includes a Morrison's and an excellent bakery, with other shopping facilities being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools within walking distance of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks at Trent Lock and in the nearby open countryside, there are several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

With door to the side, stairs leading to the first floor, radiator, understairs storage cupboard, door opening to lounge and dining room.

### Lounge

12'3 x 12'4 into bay approx (3.73m x 3.76m into bay approx)

With double glazed bay window to the front, radiator and electric fire.

### Dining Room

12'4 x 13'11 (3.76m x 4.24m)

With double glazed window to the rear, double glazed window to the side, electric fire and door leading to the kitchen.

### Kitchen

11'10 x 5'2 (3.61m x 1.57m)

With matching wall and base units, integrated electric oven, four ring gas hob, overhead extractor, sink and drainer, integrated washing machine, radiator, space for fridge freezer, door to the rear garden and double glazed window to the rear.

### First Floor Landing

Landing, Loft access

### Bedroom One

12'10 into bay x 12'4 (3.91m into bay x 3.76m)

With double glazed bay window to the front and radiator.

### Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

With double glazed window to the rear and radiator.

### Bedroom Three

9'0 x 5'4 (2.74m x 1.63m)

With double glazed window to the side.

### Wet Room

With double glazed window to the side, low level WC, vanity wash hand basin, fully tiled walls, wall mounted electric shower and cupboard housing the boiler.

### Outside

To the front of the property there is a walled frontage with a path leading to the main door via the side path. There is a gate providing access to the rear garden. The rear garden offers an outhouse and WC, patio area with shrubbery and an outside tap.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Victoria Street can be found as a turning on the right hand side.

8527CO

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 77mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Council Tax

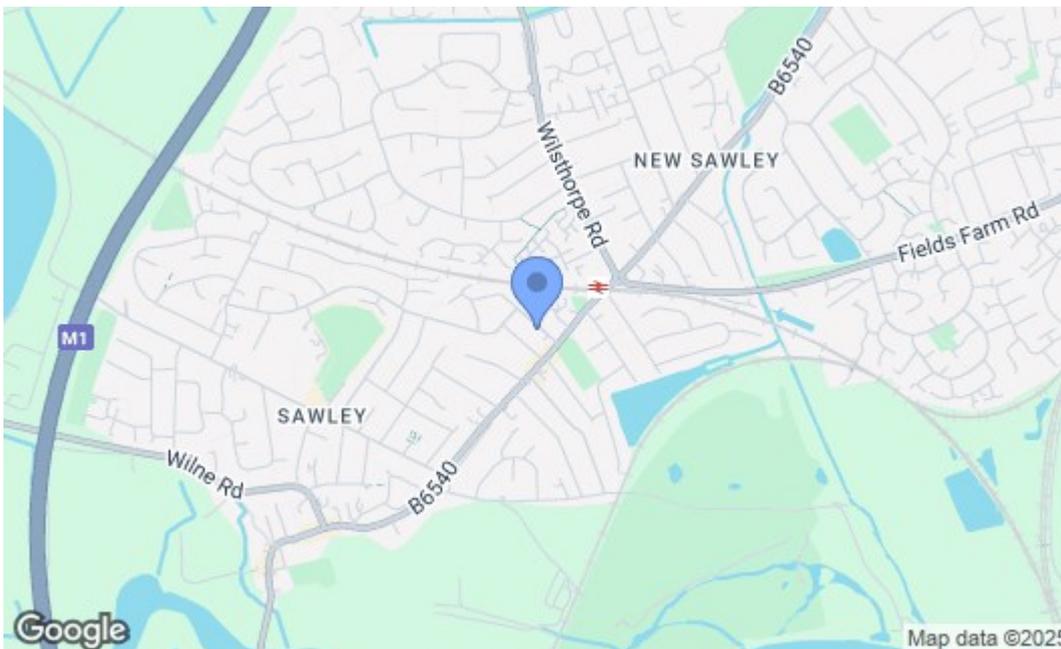
Erewash Borough Council Band A



**Robert Ellis**  
ESTATE AGENTS



Measurements shown have been taken to show the general outline of the property. Measurements are approximate and should not be relied upon for planning purposes. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.