



Draycott Road,
Sawley, Nottingham
NG10 3BY

£200,000 Freehold



A SPACIOUS TWO DOUBLE BEDROOM, SEMI DETACHED HOUSE WITH OFF STREET PARKING, LEAN TO AND ENCLOSED LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this superb example of a two double bedroom, semi-detached house with off street parking for several vehicles. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would be an ideal property for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen, and utility room. To the first floor, the landing leads to a three piece family bathroom suite and two generous bedrooms with the master benefitting from fitted wardrobes and a built in storage cupboard. To the exterior, the property boasts ample off street parking for several vehicles with access into the covered lean to through the front, rear and from the utility room. To the rear there is an enclosed and low maintenance garden.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where supermarkets and healthcare facilities can be found. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations close by.



Entrance Hall

uPVC double glazed front door, carpeted flooring, radiator, textured ceiling, ceiling light.

Lounge

15'7 x 10'8 (4.75m x 3.25m)

uPVC double glazed window overlooking the front, carpeted flooring, gas fire, radiator, wallpapered ceiling, ceiling light.

Utility Room

8'5 x 5'4 (2.57m x 1.63m)

uPVC double glazed door leading to the side with window overlooking the rear, vinyl flooring, wall mounted boiler, radiator, built in storage cupboards, textured ceiling, ceiling light.

Kitchen

12'6 x 8'5 (3.81m x 2.57m)

uPVC double glazed window overlooking the rear, vinyl flooring, electric oven, electric hob, overhead extractor fan, space for washing machine, space for fridge/freezer, textured ceiling, ceiling light.

Landing

uPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

Bedroom One

13'8 x 9'7 (4.17m x 2.92m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, built in storage cupboard, painted plaster ceiling, ceiling light.

Bedroom Two

12'5 x 9'8 (3.78m x 2.95m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bathroom

6'3 x 5'0 (1.91m x 1.52m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, pedestal sink, bath with shower over the bath, textured ceiling, ceiling light.

Outside

To the front, the property is set back from the pavement via a front garden and ample off street parking for several vehicles with access into the property and the car port. To the rear there is an enclosed and low maintenance garden with a patio area and raised flower beds with an undercover lean to, located to the side.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Draycott Road and the property can be found on the right hand side.

8564RS

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps

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

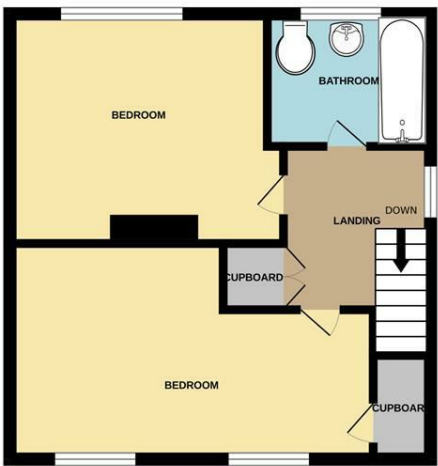




GROUND FLOOR

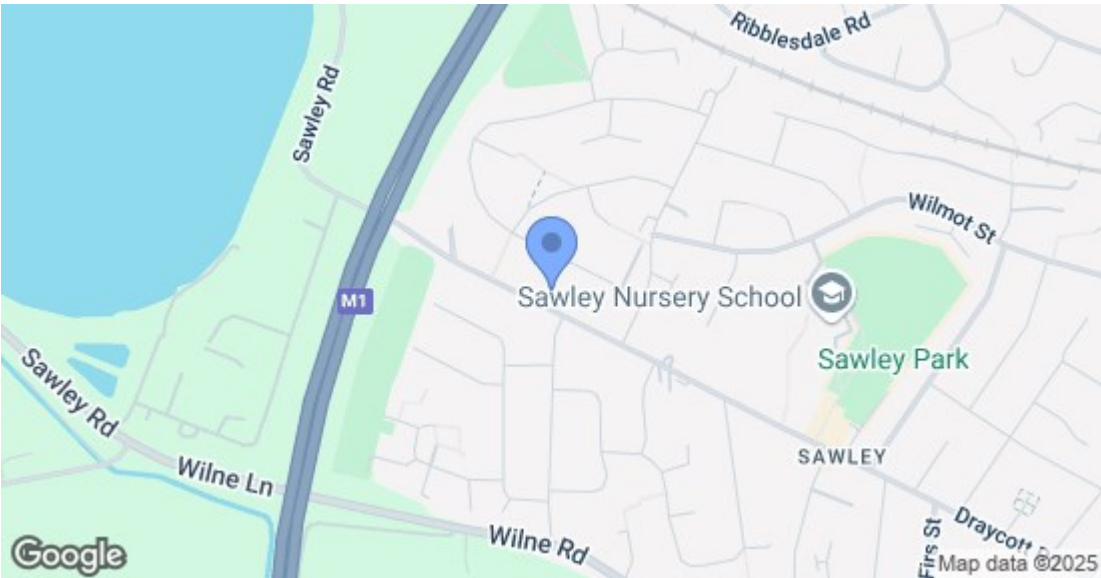


1ST FLOOR



158 DRAYCOTT ROAD

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 | | 83 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales 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.