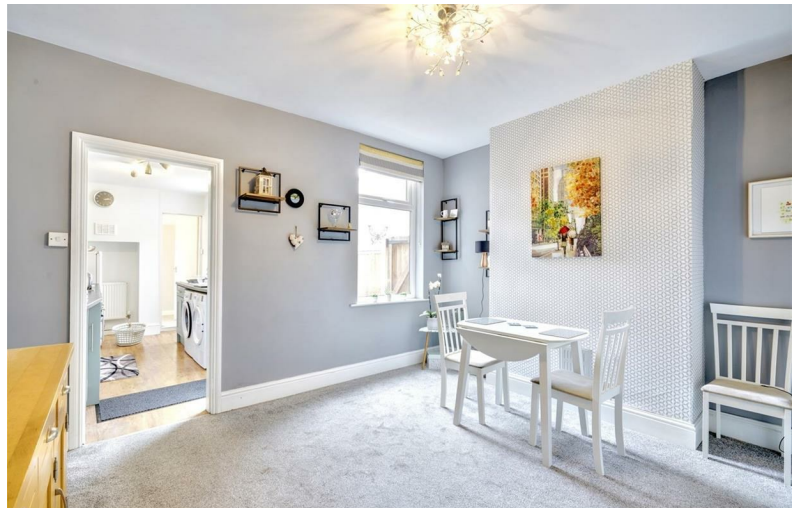


# Robert Ellis

*look no further...*



Victoria Street,  
Sawley, Nottingham  
NG10 3ET

**Price Guide £220-225,000**

**Freehold**

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THIS IS A LOVELY TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH IS SITUATED ON A QUIET ROAD IN THIS ESTABLISHED AND CONVENIENTLY LOCATED RESIDENTIAL AREA.

Being located towards the end of Victoria Street in Sawley, this two double bedroom property has, over the past few years, had a lot of work carried out to update the property and accommodation included. For the size and layout of the accommodation and the updating works which have been carried out to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely house for themselves. Since purchasing the property the current owners have replaced the front door and certain windows, had a new roof, a new electric consumer unit has been installed, has a most attractive monocouche render to the front elevation, the boiler has been replaced, new fencing and a gate to the garden at the rear has been installed, the property has been re-decorated throughout and had new carpets fitted. The property is only a few minutes walk away from all the shops provided by Sawley and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with a monocouche render to the front elevation under the new tiled pitched roof to the main property. The accommodation derives the benefits from having gas central heating which has a new boiler and double glazing throughout and includes the lounge which has a recently installed feature log burning stove which will remain at the property, an inner hall with stairs leading to the first floor, a separate dining/sitting room with an understairs storage cupboard off, the kitchen is fitted with wall and base units and has integrated cooking appliances and there is a most useful ground floor w.c. To the first floor the landing leads to the two double bedrooms, a shower room and bathroom. Outside there is an easily managed area at the front of the house, a path runs down the right hand side to a gate which provides access to the rear garden where there is a slabbed area with a path taking you towards the bottom of the garden where there is a further seating area on the right, there is decking behind the property, a lawn with borders to the sides and at the bottom of the garden there is a large storage building and a further brick store and the garden is kept private by having the newly fitted fencing to the side boundaries.

The property is within walking distance of the shops on Tamworth Road which includes a Morrison's store and a well regarded bakery, while shops at Long Eaton are only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy walking distance of the property, healthcare and sports facilities including Trent Lock Golf Club, walks in the nearby open countryside and along the banks of the River Trent, there are several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Stylish composite panelled front door with an opaque double glazed arched panel above with the house number inset leading to:

#### Lounge/Sitting Room

12'5 x 11'1 approx (3.78m x 3.38m approx)

Two double glazed windows to the front, log burning stove set in a feature cast iron fireplace with a slate hearth and a radiator.

#### Inner Hall

There are stairs leading to the first floor from the hall

#### Dining/Sitting Room

12'6 x 11'4 approx (3.81m x 3.45m approx)

Double glazed window to the rear, radiator and an understairs storage cupboard which has shelving, cloaks hanging, a light, the gas and electric meters and electric consumer unit (newly fitted) are housed in the understairs cupboard.

#### Kitchen

12'4 x 6'4 approx (3.76m x 1.93m approx)

The kitchen has olive coloured Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboard and spaces for an automatic washing machine and tumble dryer below, plumbing for a dishwasher, four ring gas hob set in a second work surface with cupboards, drawers and oven beneath, space for an upright fridge/freezer, matching eye level wall cupboards with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, radiator and a half opaque double glazed door leading out to the rear garden.

#### Cloaks/w.c.

Having a white low flush w.c. and a wall mounted hand basin with a tiled splashback, radiator and an opaque double glazed window.

#### First Floor Landing

There are panelled doors from the landing leading to the two double bedrooms.

#### Bedroom 1

12'6 x 11'4 approx (3.81m x 3.45m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and a built-in cupboard providing hanging space and there is also access to the loft from this cupboard.

#### Bedroom 2

12'6 x 11'2 approx (3.81m x 3.40m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

#### Shower Room

The shower room has a corner shower with a Triton electric shower, tiling to two walls and a glazed door and protective screen, opaque double glazed window and a radiator.

#### Bathroom

The bathroom is positioned off the shower room and has a white suite with a panelled bath, pedestal wash hand basin and a low flush w.c., tiling to the walls to the bath, sink and w.c. areas, ladder towel radiator, opaque double glazed window and the new gas boiler is housed in a built-in airing/storage cupboard.

#### Outside

At the front of the property there is a concrete and pebbled area which helps to keep maintenance to a minimum and to the right of the house there is a pathway leading to a gate which provides access to the rear garden.

At the rear of the property there is a slabbed area leading to a path which takes you to the bottom of the garden and there are colourful planted beds to the sides of the path, there is a decked area at the rear of the house, a lawn, further patio/seating area to the right hand side of the garden, there is good quality fencing to the side boundaries and a gate leads out to the path which runs down the right hand side of the house.

#### Outside Store

15'9 x 9' approx (4.80m x 2.74m approx)

At the bottom of the garden there is a concrete sectional store with a wide door at the front and power and lighting is provided in this building.

#### Brick Store

Next to the main outside store room there is a further brick store with a wooden entrance door.

#### 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.

8657AMMP

#### 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 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Three, EE, O2, Vodafone

Sewage – Mains supply

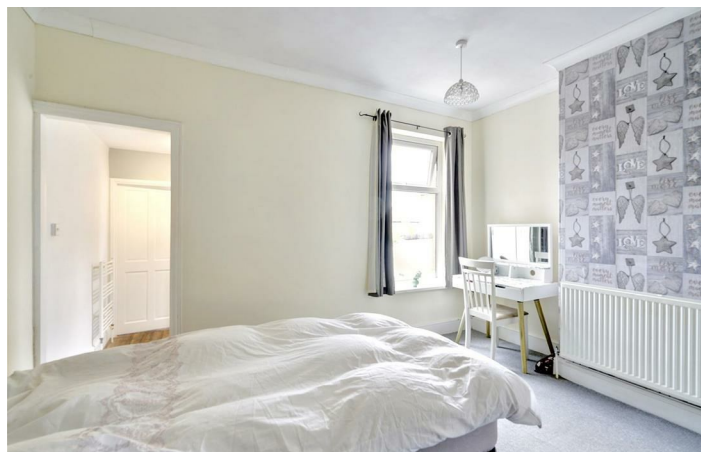
Flood Risk – No, surface water very low

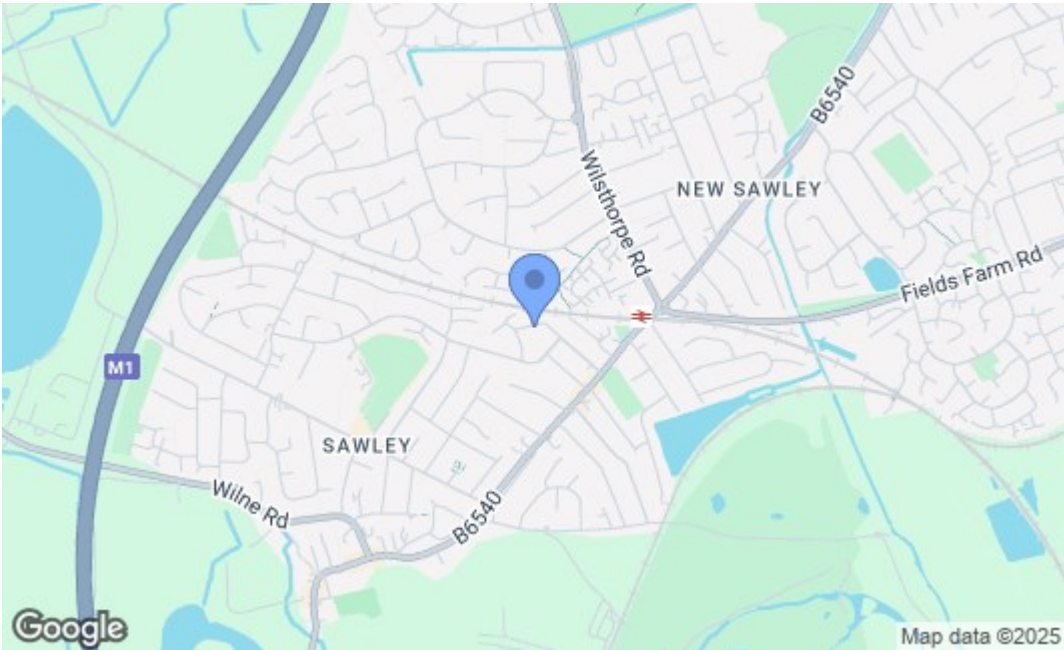
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	60	
England & Wales 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		
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.