

Pym Leys,  
Sawley, Nottingham  
NG10 3DL

**O/I/R £150,000 Freehold**



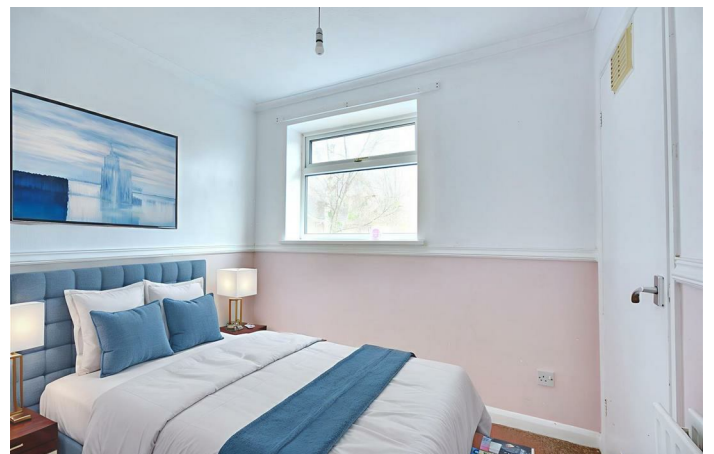


A TERRACED HOUSE THAT WOULD BENEFIT FROM BEING UPDATED THROUGHOUT AND WOULD APPEAL TO INVESTORS OR FIRST TIME BUYERS.

There is an entrance porch to the front elevation with a storage cupboard and door opening into the inner hallway. The hallway provides access to the kitchen, lounge diner and has stairs rising to the first floor. The kitchen is modern fitted with a window overlooking the front garden. The lounge diner is a good size, has an understairs storage cupboard, feature wall mounted electric fire, wood effect laminate flooring and double glazed sliding patio doors opening to the lean to. The first floor landing provides access to the two double sized bedrooms and fully fitted bathroom. There are lawned gardens to the front and rear and offer low maintenance and a good level of privacy.

At hand there are a number of local shops found in Sawley as well as all of those found nearby in Long Eaton which include Tesco and Asda superstores and numerous other retail outlets found along the high street, there are excellent schools for all ages, healthcare and sports facilities including West Park Leisure Centre, transport links including junctions 24 and 25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing excellent access to Nottingham and Derby alike.

This is a great opportunity to create your perfect home, contact Robert Ellis to arrange your viewing.



### Entrance Porch

Entrance porch to front elevation which is timber framed, obscure single glazed, light, door to storage cupboard housing the electrical consumer unit, further obscured double glazed door which opens into the entrance hallway.

### Entrance Hallway

With wood-effect laminate flooring, radiator, dado rail, wood-effect laminate flooring, stairs rising to the first floor, access to the kitchen and lounge diner.

### Kitchen

9'2" x 5'8" (2.81m x 1.74m )

UPVC double glazed window to the front elevation, a mix of wall, base and drawer units with laminate work top over, and tiled splash back, inset stainless steel sink drainer with chrome mixer tap, space for electric cooker, space for under counter fridge, space and plumbing for washing machine, and wood-effect laminate flooring.

### Lounge Diner

14'10" x 12'0" (4.53m x 3.67m )

With coving ceiling, dado rail, wall-mounted electric fire, wood-effect laminate flooring, under stairs storage cupboard, and double glazed sliding doors leading into the lean-to.

### Lean-To

11'10" x 6'11" (3.61m x 2.13m )

Timber frame and single glaze construction, and French doors opening to the rear garden.

### First Floor Landing

Loft hatch, storage cupboard with shelves, dado rail, and door access to the two bedrooms and bathroom.

### Bedroom One

12'0" x 8'7" (3.67m x 2.64m )

UPVC double glazed window to the rear elevation, coving ceiling and radiator.

### Bedroom Two

8'4" x 8'4" (2.56m x 2.56m )

UPVC double glazed window to the front elevation, radiator, and cupboard housing wall mounted central heating boiler, shelving and hot water cylinder.

### Bathroom

6'8" x 5'5" (2.04m x 1.67m )

Fitted with a three piece suite in white comprising: bath with electric shower over and shower screen, closed coupled WC, sink over pedestal, tiling to walls, radiator, ceiling spotlights, and vinyl flooring.

### Outside

To the front there is a laid to lawn area and path leading to the entrance porch. The rear garden is primarily laid to lawn with decorative chippings, path leading to a gate which provides access to the rear, and wooden fence leading to the boundary.

### Directions

Proceed out of Long Eaton on Tamworth Road and at the island by the railway station continue directly across into Sawley. After some distance take the right hand turning into Draycott Road (sign posted Breaston) and take the right hand turning into Beresford Road, third left into Peveril Crescent and then first right into Peveril Crescent. Pym Leys is the first turning on the left hand side.

### Council Tax

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 48mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

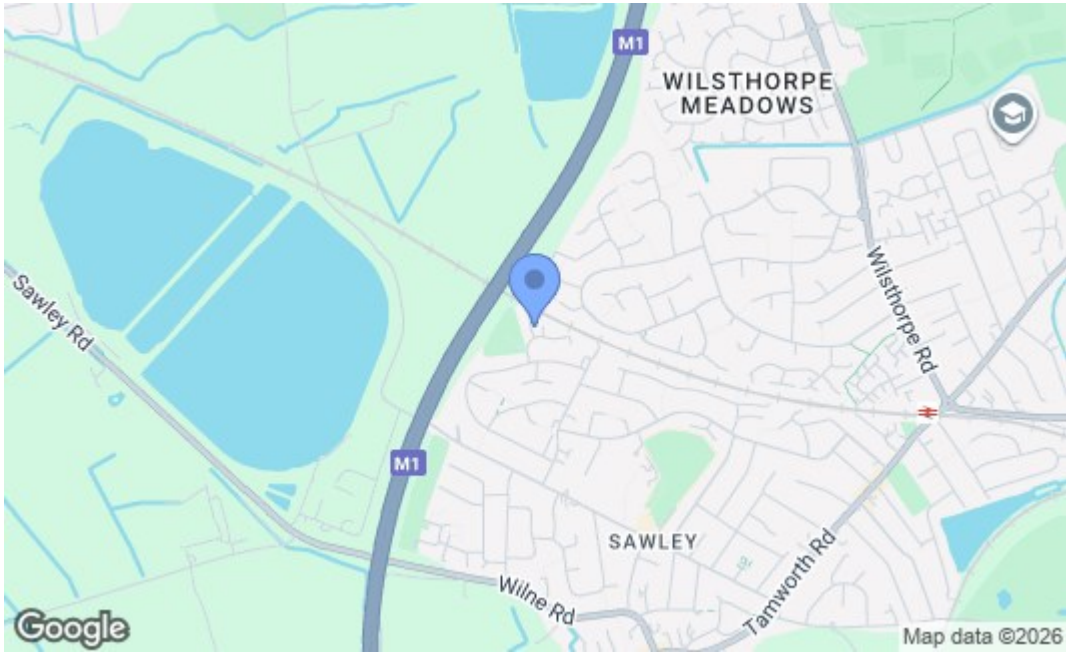
Other Material Issues – No

### Agents Notes

There are AI photos on this property.







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	66	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.