



Baslow Close,  
Sawley, Nottingham  
NG10 3ES

**Price Guide £190-200,000**  
**Freehold**





A THREE BEDROOM SEMI DETACHED HOME OCCUPYING A GENEROUS PLOT IN A QUIET CUL-DE-SAC LOCATION, OFFERING EXCELLENT POTENTIAL FOR IMPROVEMENT.

Robert Ellis are pleased to bring to the market this three bedroom semi detached property situated on Baslow Close, within a popular residential area and tucked away in a cul-de-sac position. The property offers two reception rooms, providing flexible living accommodation, along with a kitchen and three bedrooms, making it an ideal purchase for those looking for a blank canvas to fully renovate and create a home to their own specification. Externally, the property benefits from large front and rear gardens, offering plenty of outdoor space and further potential subject to the necessary consents. Positioned within a sought-after location, the property is within a short distance of local shops, amenities and the train station, making it convenient for commuters and families alike. An internal viewing is highly recommended to fully appreciate the size, potential and location on offer.

Sawley is a very popular area which has a number of local amenities and facilities including various shops along Tamworth Road, there are schools for younger children in Sawley while schools for older children can be found in Long Eaton where there are also large supermarkets including Asda, Tesco and Aldi stores as well as many other retail outlets, there are various local pubs and restaurants in Sawley and at Trent Lock which is only a short distance away, sport facilities include Trent Lock Golf Club, walks in the nearby countryside and along the banks of the River Trent and as well as the Long Eaton station, 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 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, door to:

### Lounge

13'5 x 11'1 approx (4.09m x 3.38m approx)

Double glazed window to the front, electric stone effect fire, coving.

### Kitchen

8'11 x 7'3 approx (2.72m x 2.21m approx)

Double glazed window to the rear, double glazed door to the side, coving, door to dining room and storage cupboard, stainless steel sink and drainer.

### Dining Room

11'11 x 10'5 approx (3.63m x 3.18m approx)

Tiled flooring, coving, sliding doors to:

### Conservatory

9'1 x 10'8 approx (2.77m x 3.25m approx)

Patio doors to the rear garden, double glazed windows to the rear.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

10'7 into wardrobes x 11'1 approx (3.23m into wardrobes x 3.38m approx)

Double glazed window to the front and fitted wardrobes.

### Bedroom 2

10'5 x 11'6 into wardrobes approx (3.18m x 3.51m into wardrobes approx)

Double glazed window to the rear, fitted wardrobes.

### Bedroom 3

8'9 max x 8' max approx (2.67m max x 2.44m max approx)

Double glazed window to the front, built-in storage.

### Shower Room

Double glazed window to the rear, tiled floor, pedestal wash hand basin, tiled walls, shower cubicle with wall mounted electric shower.

### w.c.

Double glazed window to the rear, low flush w.c. and tiled floor.

### Outside

To the front of the property there is off road parking leading to a side gate providing access to the rear, lawned garden with gravel borders.

The rear garden is laid mainly to lawn with fenced boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Take the second right into Victoria Street, left into Wilmot Street, right into Rowsley Avenue, right again into Baslow Close and the property can be found on the left.  
9021CO

### 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, Virgin

Broadband Speed - Standard 6mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

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



GROUND FLOOR



1ST FLOOR



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		
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.