



31 Haddon Way, Sawley, Nottingham, NG10 3EE

£925 PCM

- 1 Receptions
- No Parking Available
- Sorry, No Smokers
- Unfurnished Property
- Sawley
- 3 Bedrooms
- Small Garden
- Children Welcome
- Mid Terraced House
- FITTED KITCH

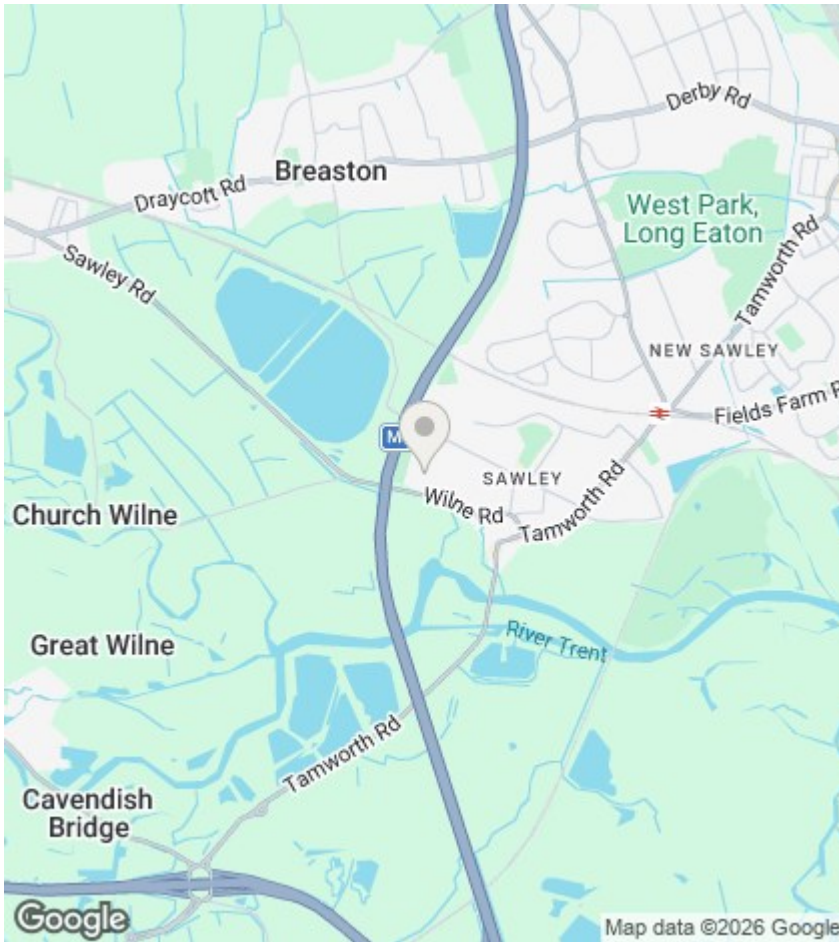
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Deceptively spacious, 3 bed townhouse in Sawley. In brief the accommodation comprises, UPVC d/g door into the Hallway with stairs to first floor, understairs storage area, radiator and doors off to the Guest Cloakroom, having UPVC d/g window to the front, low flush wc and handwash basin. Living Room (15'8" x 10'8") having UPVC window and French doors to the rear, storage cupboard and radiator. Kitchen / Diner, having UPVC d/g window to the front, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, hob and extractor over, radiator and tiled flooring. First Floor, semi galleried landing with storage cupboard and doors off to Bedroom 1 (12'1" x 9'1") having UPVC d/g window to the front, storage cupboard and radiator. Bedroom 2 (11' x 8'8") having UPVC d/g window to the rear, storage cupboard and radiator. Bedroom 3 (8' x 6'9") having uPVC d/g window to the rear and radiator. Bathroom, having UPVC d/g window, panel bath with shower over, low flush wc and pedestal handwash basin. Outside is an easy to maintain front garden and to the rear is an enclosed garden with decked entertaining area, lawn, patio and shed. Offered Unfurnished, Viewings by appointment. Available Now. Long Eaton office.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(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	