



51 Purdy Meadow, Sawley, Nottingham, NG10 3DJ

£895 PCM

- 1 Bathroom
- Driveway Parking Available
- 1 Reception
- Unfurnished Property
- 2 Bedrooms
- Medium Sized Garden
- Children Welcome
- Semi Detached House

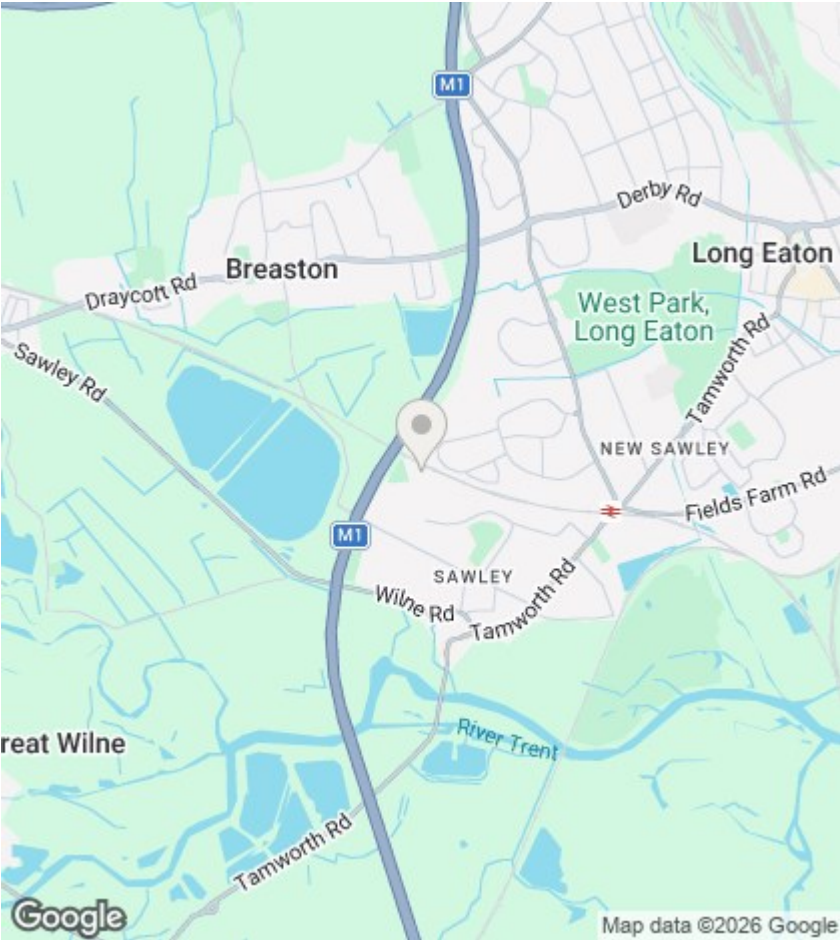
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Robert Ellis are pleased to offer to the market a two double bedroom property located in Sawley close to local amenities and good road links to Nottingham and Derby. The accommodation on offer comprises; good size entrance hallway, fitted kitchen with matching range of wall and base units with roll edge laminate work surface with inset gas hob, built in electric oven, extractor hood, stainless steel sink with brushed chrome mixer tap, washing machine, fridge freezer, microwave (left as gesture of goodwill), to the rear of the property is a good size lounge with Adams style fire surround with inset electric fire and French door leading to the rear garden. To the first floor are two double bedrooms and family bathroom suite with electric shower over the bath, pedestal wash hand basin with unit underneath and low level WC. To the front of the property is driveway parking for one car and to the rear is another allocated parking space. The garden is fully enclosed and has a timber side access gate, artificial grass and border. Available early October. Accompanied viewings. 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		86
(69-80) C	70	
(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