



Wilmot Street,
Sawley, Nottingham
NG10 3EQ

O/I/R £225,000 Freehold



A WELL PRESENTED, TWO DOUBLE BEDROOM END TERRACED PROPERTY WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to be instructed to market this spacious, two double bedroom end-terraced home., perfect for a wide range of buyers including first time buyers, families, investors and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen/diner with integrated cooking appliances and access into the garage where there is a power supply, electric roller garage door and rear door leading to the garden. To the first floor, the landing has a built in storage cupboard and leads to two generous bedrooms and the three piece family bathroom suite. To the exterior, there is a small turfed garden to the front and ample off street parking. To the rear, an enclosed partially walled garden with patio area, turf and storage shed.

Located in the popular residential area of Sawley, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby.



Entrance Hall

Composite front door, tiled flooring, radiator, stairs to the first floor textured ceiling, ceiling light.

Lounge

15'7 x 10'9 approx (4.75m x 3.28m approx)
UPVC double glazed window overlooking the front, laminate flooring, radiator, textured ceiling, ceiling light.

Kitchen/Diner

18'9 x 8'6 approx (5.72m x 2.59m approx)
UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors overlooking and leading to the garden, tiled flooring, built in storage cupboard, radiator, wall, base and drawer units with work surfaces over, integrated electric oven, induction hob overhead extractor fan, space for washing machine, space for dishwasher, space for fridge/freezer, textured ceiling, composite door to the garage, ceiling light.

First Floor Landing

UPVC double glazed window overlooking the side, floorboards, built in storage cupboard, loft access, textured ceiling, ceiling light.

Bedroom One

9'4 x 15'8 approx (2.84m x 4.78m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, textured ceiling, ceiling light.

Bedroom Two

10'2 x 12'6 approx (3.10m x 3.81m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Family Bathroom

6'4 x 5'2 approx (1.93m x 1.57m approx)
UPVC double glazed patterned window overlooking the rear, tiled flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, textured ceiling, ceiling light.

Outside

To the front of the property there is ample off street parking and access into the garage through an electric up

and over door with a small turfed garden setting the property away from the pavement. To the rear there is an enclosed partially walled garden with patio, turf and storage shed.

Garage

9'9 x 21'5 (2.97m x 6.53m)
Electric roller door, wooden door leading to the rear garden, power and lighting supply.

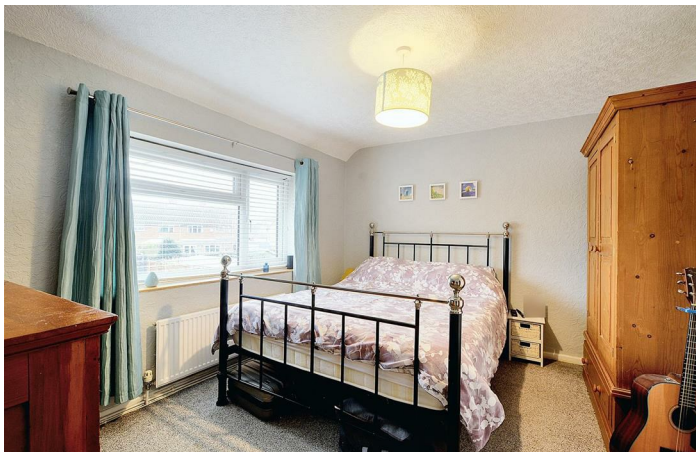
Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Victoria Street and left into Wilmot Street and the property can be found as identified by our for sale board on the right hand side.

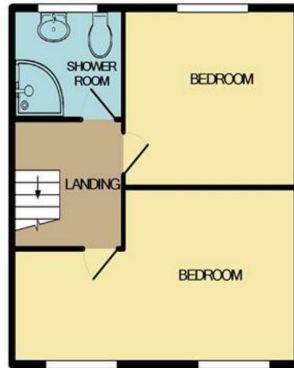
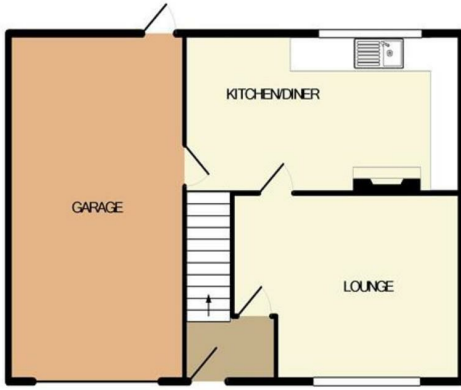
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Council Tax

Erewash Borough Council Band A



Robert Ellis
ESTATE AGENTS



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			
		65	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.