



Repton Road,  
Sawley, Nottingham  
NG10 3BU

**O/O £200,000 Freehold**

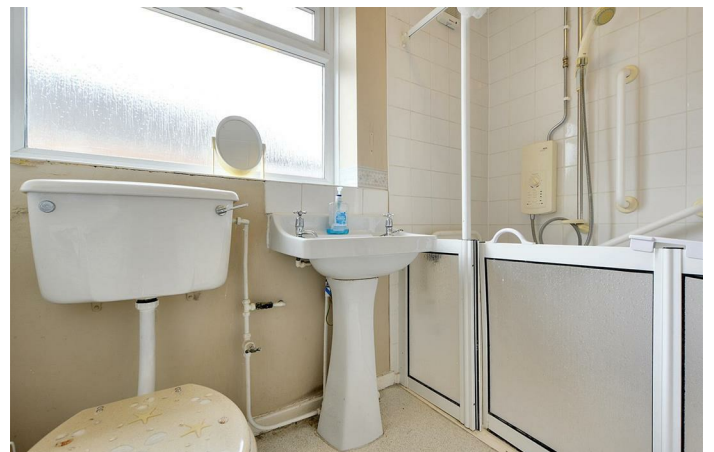


A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND REAR GARDEN, REQUIRING MODERNISATION AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to market this spacious two bedroom detached bungalow with off street parking and garage, being sold with the benefit of no onward chain. The property is constructed of brick and requires modernisation throughout and would be ideal for an investor or someone looking for a project. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen, family bathroom and two double bedrooms with the master bedroom benefiting from fitted wardrobes. To the front of the property there is ample off street parking via a driveway and a concrete section garage with power, lighting and an up and over manual door. To the rear there is a small, enclosed garden with turf and flower beds.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. The property is within walking distance to shops such as the Co-op and is just a short drive away from Long Eaton town centre where supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, built in storage cupboard, ceiling light.

### Kitchen

8'9 x 11'6 approx (2.67m x 3.51m approx)

UPVC double glazed window overlooking the side, UPVC double glazed door leading to the side, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, built-in pantry, radiator, space for washing machine, space for fridge/freezer, space for cooker, ceiling light.

### Lounge

15'9 x 11'3 approx (4.80m x 3.43m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

### Inner Hall

Carpeted flooring, loft access, ceiling light.

### Bedroom 1

13'0 x 11'1 approx (3.96m x 3.38m approx)

UPVC double glazed door leading to the conservatory, carpeted flooring, radiator, fitted wardrobes, ceiling light.

### Bedroom 2

8'9 x 9'5 approx (2.67m x 2.87m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Conservatory

9'0 x 8'1 approx (2.74m x 2.46m approx)

UPVC double glazed windows and door overlooking and leading to the rear garden, ceiling light.

### Shower Room

7'3 x 5'4 approx (2.21m x 1.63m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., radiator, pedestal sink, walk in shower, ceiling light.

### Outside

To the front of the property there is ample off street parking for several vehicles via the driveway and access into the garage.

To the rear there is an enclosed garden with lawn and flower beds to the borders.

### Garage

Concrete sectional garage with an up and over door to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance take the right hand turning onto Draycott Road and Repton Road can be found on the left with the property on the left hand side.

7982RS

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY and VIRGIN

Broadband Speed - Standard 5 bps Superfast 71mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, 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



**Robert Ellis**  
ESTATE AGENTS

GROUND 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			
		65	82
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.