Robert Ellis

look no further...







Victoria Street,
Sawley, Nottingham
NG10 3ET

£175,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON VICTORIA STREET IN SAWLEY, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well proportioned semi detached property which offers spacious accommodation throughout and would suit a range of buyers. Positioned within a popular residential location, the property benefits from excellent access to local amenities and is within walking distance of the train station, making it ideal for commuters.

The accommodation comprises two reception rooms, providing flexible living and dining space, along with a conservatory to the rear aspect overlooking the garden. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a great sized rear garden, offering excellent outdoor space for families, entertaining or gardening enthusiasts.
Being offered to the market with no onward chain, this property presents an excellent opportunity for those looking for a straightforward purchase.

The property is within walking distance of the shops provided by Sawley which includes a Morrison's and an excellent bakery, with other shopping facilities being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools within walking distance of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks at Trent Lock and in the nearby open countryside, there are several local pubs and restaurants and 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, stations at Long Eaton and East Midlands Parkway 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 side, stairs to the first floor and door to:

Lounge
11'6" x 12'0" approx (3.53m x 3.66m approx)
Double glazed window to the front, gas fire (not tested) with Adam style surround, coving, radiator, ceiling rose.

Dining Room
12'0" x 12'0" approx (3.66m x 3.66m approx)
Double glazed door to the conservatory, door to understairs storage cupboard, laminate flooring, radiator, gas fire (not tested) with Adam style surround and door to:

Kitchen
11'8" x 5'8" approx (3.58m x 1.75m approx)
Wall and base units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, splashbacks, appliance space, plumbing for an automatic washing machine, laminate flooring, built-in oven, electric hob and extractor over, ceiling spotlights, double glazed window to the side.

Conservatory
12'7" x 5'6" approx (3.86m x 1.68m approx)
Brick base with UPVC double glazed windows and door to the rear garden.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
12'0" x 11'6" approx (3.66m x 3.51m approx)
Double glazed window to the front, radiator.

Bedroom 2
8'9" x 6'7" approx (2.67m x 2.03m approx)
Double glazed window to the rear, radiator.

Bedroom 3
11'6" x 6'0" approx (3.51m x 1.83m approx)
Double glazed window to the rear, radiator.

Bathroom
Four piece suite comprising of a shower cubicle with electric shower, panelled bath, low flush w.c., pedestal wash hand basin, tiled splashback and tiled walls, radiator and double glazed window.

Outside
The property is set back from the road and has side access to the entrance door and gated access to the rear.

The large rear garden has a patio and lawn, privately enclosed with wall and fence boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Victoria Street can be found as a turning on the right hand side.
9367CO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Three, EE, 02, 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



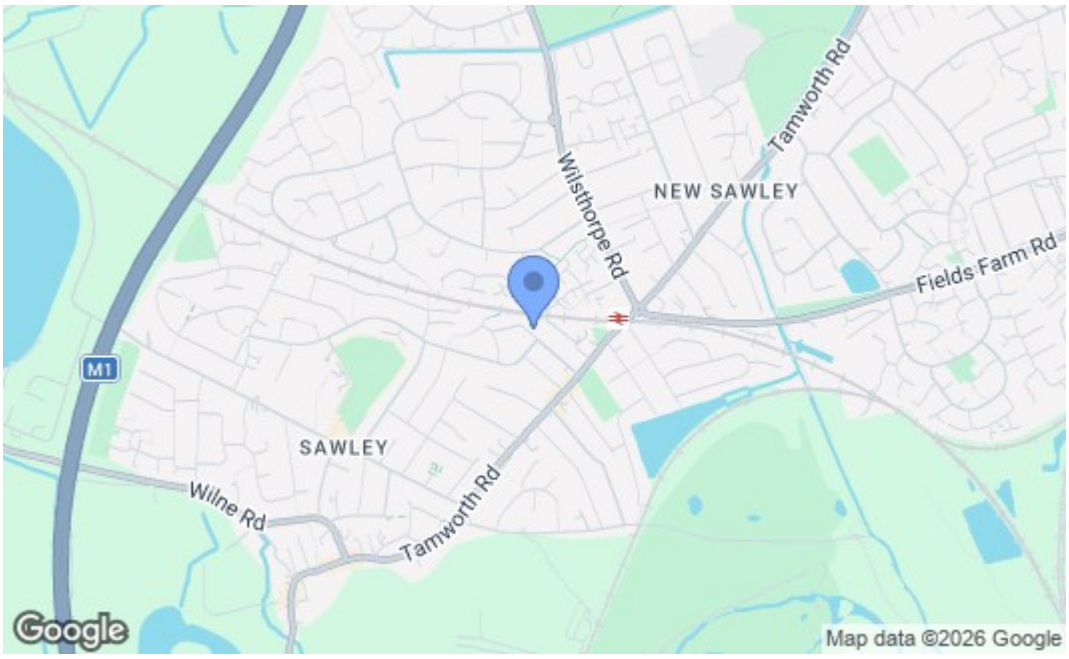


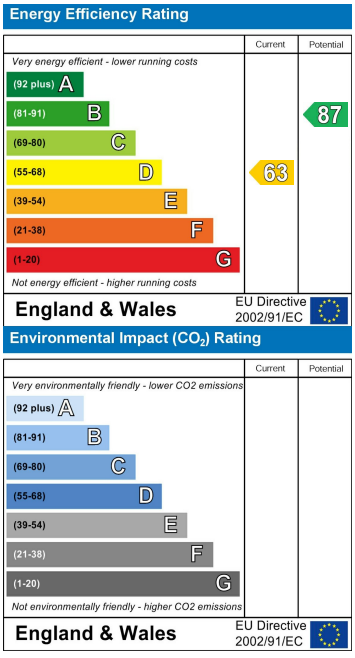












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818