Robert Ellis

look no further...

Grosvenor Avenue,
Sawley, Nottingham
NG10 3FQ

Price Guide £170-180,000
Freehold

0115 946 1818

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A TWO BEDROOM BAY FRONTED SEMI DETACHED HOME SITUATED ON THE POPULAR GROSVENOR AVENUE, OFFERING EXCELLENT POTENTIAL FOR THE NEXT OWNER TO PUT THEIR OWN STAMP ON THE PROPERTY AND AVAILABLE WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this traditional bay fronted semi detached home, situated within a sought after residential location. The property is in need of modernisation throughout, presenting a fantastic opportunity for a purchaser looking to create a home to their own taste and specification. The accommodation comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen and conservatory to the rear, offering additional living accommodation and views over the garden.

To the first floor are two well proportioned bedrooms and an upstairs bathroom. Externally, the property benefits from a side driveway for several cars leading to a single garage, which would be ideal for storage.

Situated on the popular Grosvenor Avenue, the property is conveniently positioned for local amenities, schools and transport links. Being offered to the market with NO ONWARD CHAIN, an internal viewing is highly recommended to appreciate the potential and opportunity this property has to offer.

The property is within walking distance of the Co-op convenience store on Draycott Road with there being more shopping facilities on Tamworth Road and large supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are local schools for younger children which are within walking distance with The Long Eaton School also being within easy reach, there is a GP Surgery and adjoining Pharmacy within walking distance, walks in the surrounding picturesque countryside and at Trent Lock, there are a wide variety of 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 runs at regular intervals along nearby Tamworth Road, Long Eaton train station is within walking distance 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 front, radiator, stairs to the first floor, door to:

Lounge
12'4 x 11'5 approx (3.76m x 3.48m approx)
Double glazed bay window to the front, coving, door to the dining room and gas fire (disconnected).

Dining Room
14'11 max x 12' approx (4.55m max x 3.66m approx)
Double glazed window to the side, understairs storage cupboard, doors to the conservatory, open to kitchen, gas fire (disconnected) and radiator.

Conservatory
8'9 x 8'7 approx (2.67m x 2.62m approx)
Windows and door to the rear.

Kitchen
Double glazed window to the rear, wall and base units with work surfaces over, stainless steel sink and drainer.

First Floor Landing
Doors to:

Bedroom 1
10'9 x 10'2 approx (3.28m x 3.10m approx)
Double glazed window to the front, radiator and built-in wardrobes.

Bedroom 2
7'3 x 12' approx (2.21m x 3.66m approx)
Double glazed window to the rear, radiator, built-in storage.

Bathroom
8'6 x 5'11 approx (2.59m x 1.80m approx)
Double glazed window to the rear, panelled bath, low flush w.c., pedestal wash hand basin, radiator, fully tiled walls and loft access hatch.

Outside
To the front of the property there is a driveway with double gates leading to the rear and garage.

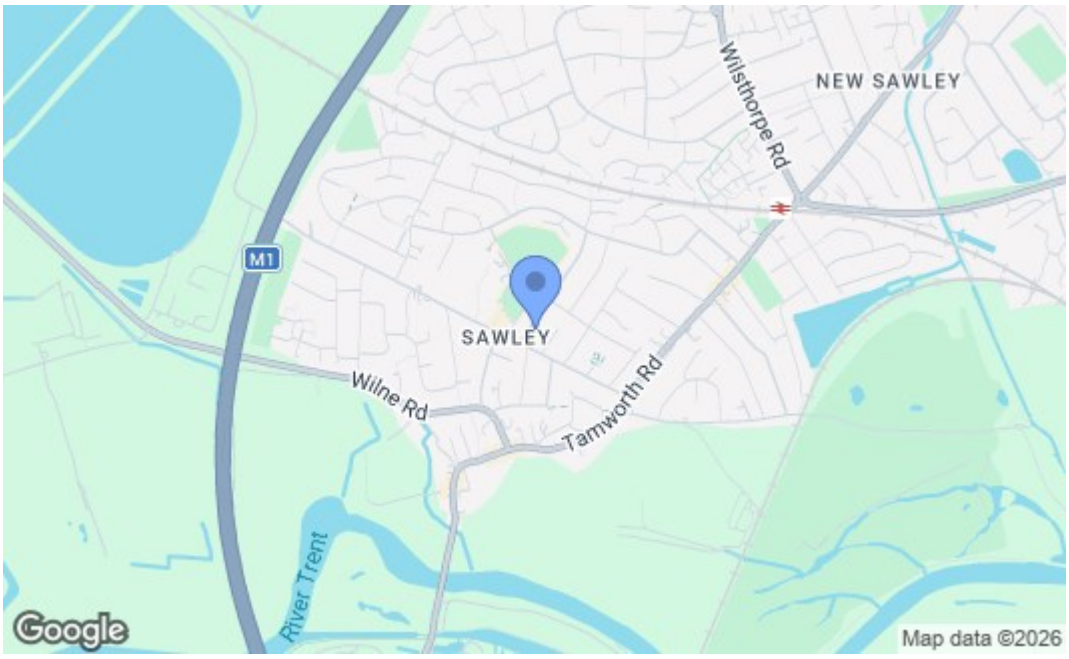
The rear garden is laid mainly to lawn with fencing to the borders, mature trees and shrubs to the boundaries.

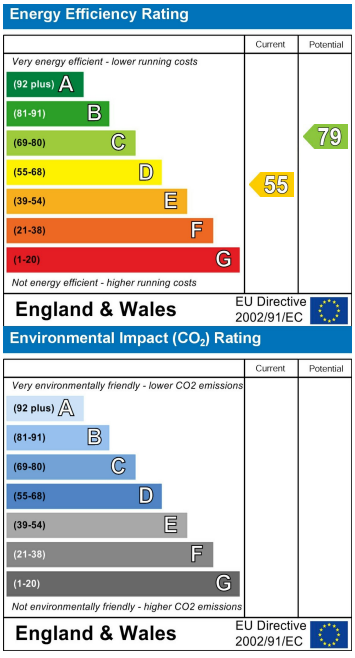
Garage
Single detached garage with up and over door to the front.

Directions
Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.
9519CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – 02, Three, 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





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.

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