



Victoria Street,  
Sawley, Nottingham  
NG10 3EW

**£165,000 Freehold**

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THIS IS A TWO DOUBLE BEDROOM PROPERTY WHICH HAS A DOUBLE FRONTED APPEARANCE, HAS JUST BEEN RE-DECORATED THROUGHOUT AND BEING VACANT IS READY FOR IMMEDIATE OCCUPATION.

Being located on Victoria Street in the heart of Sawley, this two double bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to investors who are looking for a property which would be easy to rent. The property is well placed for easy access to all the amenities and facilities provided by Tamworth Road in Sawley and to the station which is literally only a two minute walk away. For the size of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property is being sold with the benefit of NO UPWARD CHAIN and is constructed of brick with render to the external elevations under a pitched tiled roof. The accommodation derives the benefits of gas central heating and double glazing and includes a reception hallway which leads to the lounge/sitting room, the dining kitchen which has white gloss handle-less wall and base units and to the first floor the landing leads to the two double bedrooms and the bathroom. Outside there is a fenced garden area to the left hand side of the house and there is also a garage which is included in the sale.

The property is close to the shops provided by Sawley as well as those found in Long Eaton which is only a short drive away and these include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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.



### Reception Hall

UPVC front door with opaque double glazed inset panel, laminate flooring which extends through into:

### Lounge/Living Room

13' x 11' approx (3.96m x 3.35m approx)

Two double glazed windows with fitted blinds to the front, staircase leading to the first floor, radiator, laminate flooring and an understairs storage cupboard housing the electricity meter and electric consumer unit.

### Dining Kitchen

19'7 x 8' approx (5.97m x 2.44m approx)

The kitchen is fitted with white gloss handle-less units and includes a stainless steel sink with a mixer tap set in a work surface with cupboards under, four ring hob set in a work surface with drawers, oven and double cupboard beneath, matching eye level wall cupboards, tiling to the wall by the work surface areas, double glazed windows with fitted blinds to the front and side, further work surface with space for an automatic washing machine and cupboard below, Potterton wall mounted boiler, radiator and tiled flooring.

### First Floor Landing

With doors to:

### Bedroom 1

12' x 10' approx (3.66m x 3.05m approx)

Two double glazed windows with fitted blinds to the front and a radiator.

### Bedroom 2

11'6 x 9'7 approx (3.51m x 2.92m approx)

Double glazed window with fitted blinds to the front and a radiator.

### Bathroom

9'8 x 8' approx (2.95m x 2.44m approx)

The bathroom is fitted with a white suite including a panelled bath with mixer tap and tiling to two walls, low flush w.c. and hand basin with a mixer tap, tiled splashback and a double cupboard beneath, radiator and a double glazed window with a fitted blind.

### Outside

To the left of the property there is a fenced garden area which has a gate leading out to the front.

### Garage

14'8 x 7'8 approx (4.47m x 2.34m approx)

A block built garage with double doors to the front.

### Agents Notes

There is a flying freehold on the rear of the property as part of the bathroom goes over the neighbours property.

### Directions

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – VT, Sky, Virgin

Broadband Speed - Standard 7mbps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

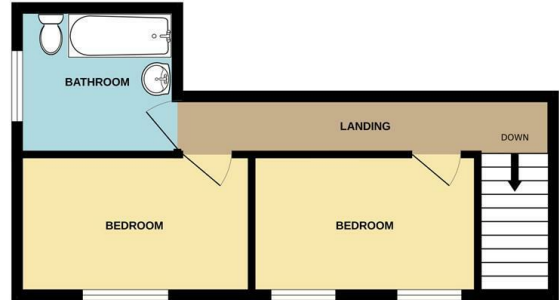
Other Material Issues – No



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

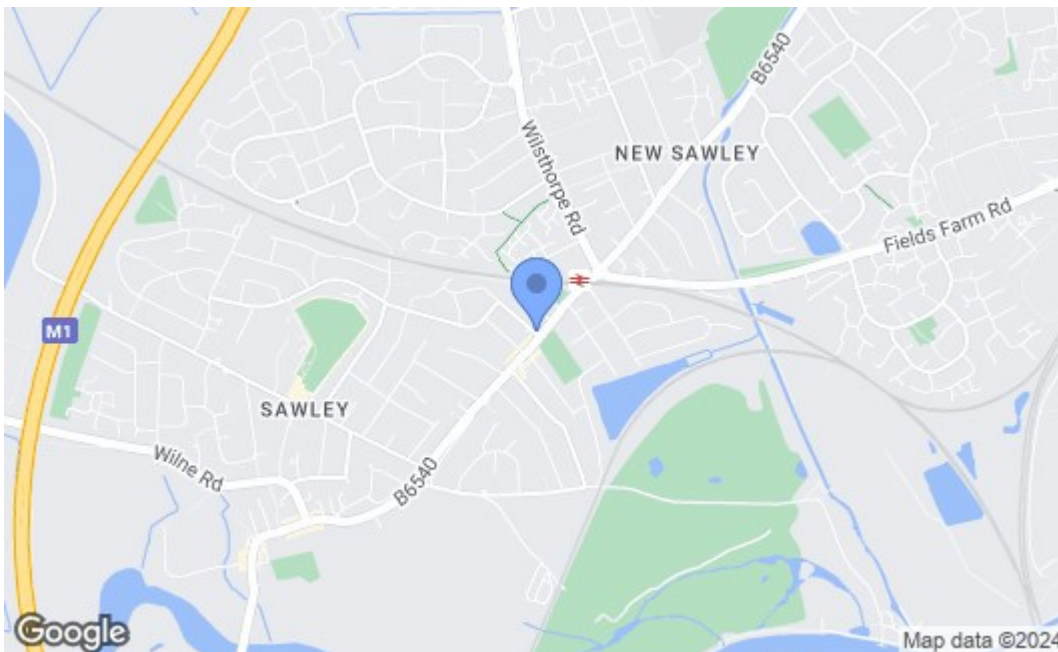


1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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