



Arnold Avenue,  
Sawley, Nottingham  
NG10 3BE

**O/O £180,000 Freehold**

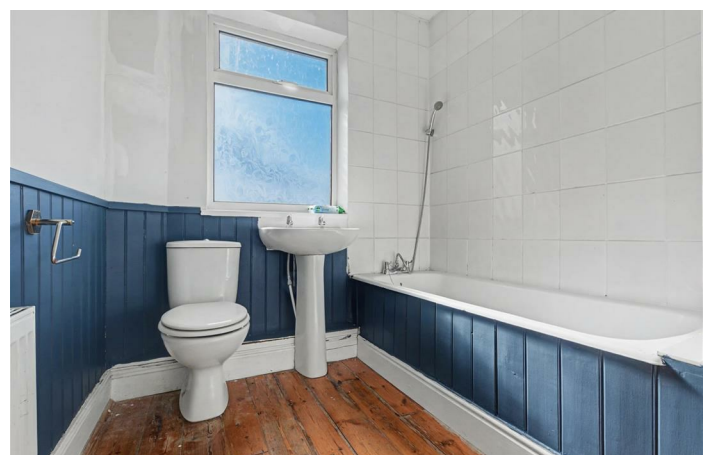
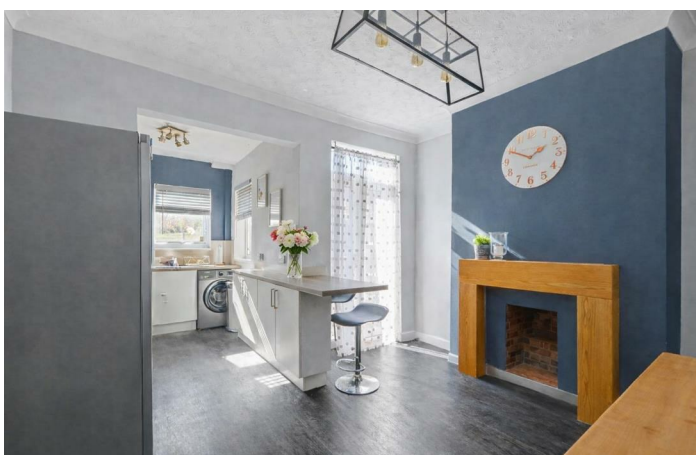


A TWO DOUBLE BEDROOM VICTORIAN MID TERRACED PROPERTY PROVIDING A LOVELY HOME THAT WOULD SUIT A WHOLE RANGE OF BUYERS LOOKING TO PURCHASE A PROPERTY THE SAWLEY AREA.

Being situated on Arnold Avenue, which is a quiet road in the heart of Sawley, this two double bedroom property provides an ideal home which is ready for immediate occupation. The property is tastefully finished throughout and is being sold with the benefit of no upward chain and is therefore ready for immediate occupation by a new owner and for the size of the accommodation and privacy of the Southerly facing rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Sawley and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live,

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the house is entered through the original wood panelled front door into the lounge/sitting room which has a feature coal effect gas fire set in an Adam style surround and there are sanded oak doors leading to the inner hall, an understairs storage cupboard and to the dining/sitting room which is positioned to the rear of the property. The kitchen is fitted with wall and base units and includes integrated cooking appliances and to the first floor the landing has pine doors leading to the two double bedrooms and the bathroom which has a white suite and includes a recently fitted shower over the bath and a washing machine.

Sawley has a number of local shops including a Co-op convenience store on Draycott Road which is only a couple of minutes walk from the property whilst there are further shopping facilities on Tamworth Road and in Long Eaton where there are Asda and Tesco superstores and many other retail outlets. There are schools within walking distance of the property for younger children with The Long Eaton School only being a short drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside, various local pubs and restaurants, both in Sawley and at Trent Lock, and the excellent transport links include J24 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton 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.



## Lounge

12' x 11' approx (3.66m x 3.35m approx)

Panelled composite front door, two UPVC double glazed windows to the front, laminate flooring, ceiling light, radiator, picture rail, coving, integral cupboard to the side of the chimney breast, tiled hearth and space for fire, integral door to:

## Inner Lobby

With door to:

## Kitchen Diner

19'4 x 11'9 approx (5.89m x 3.58m approx)

Double glazed French door to the rear, double glazed windows to the rear and side, LVT flooring, two ceiling lights, radiator, white wall, base and drawer units with work surfaces over, breakfast bar, inset composite 1½ bowl sink and drainer, four ring hob with extractor over, Samsung fridge freezer, wooden fireplace with capped gas point.

## First Floor Landing

Carpeted flooring and doors to:

## Bedroom 1

12'1 x 10'9 approx (3.68m x 3.28m approx)

Two UPVC double glazed windows to the front, carpeted flooring, radiator, TV point, oak original doors, ceiling light.

## Bedroom 2

11' x 9'2 approx (3.35m x 2.79m approx)

Two UPVC double glazed windows with fitted blinds to the rear, carpeted flooring, storage cupboard with access to the loft, desk and appliances and free standing wardrobes.

## Bathroom

6'3 x 7'1 approx (1.91m x 2.16m approx)

Obscure UPVC double glazed window to the rear, original enamel bath, combi boiler, radiator, varnished flooring, pedestal wash hand basin, low flush w.c.

## Outside

The rear garden has a pergola, garden shed (7ft), security lighting, paved patio and gated access, lawned garden, wysteria and pebbled area.

## Directions

Proceed out of Long Eaton along Tamworth Road continuing into Sawley, following the road turning right into Draycott Road, left into Towle Street and Arnold Avenue is at the end of the road.

9716JM

## Agents Notes

There are AI photos on this property.

## 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 5mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

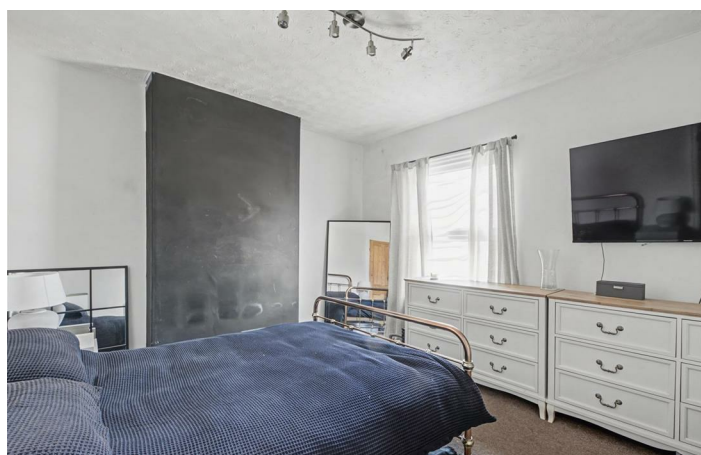
Flood Risk – No flooding in the past 5 years

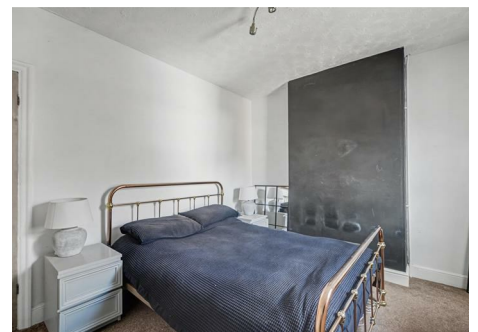
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

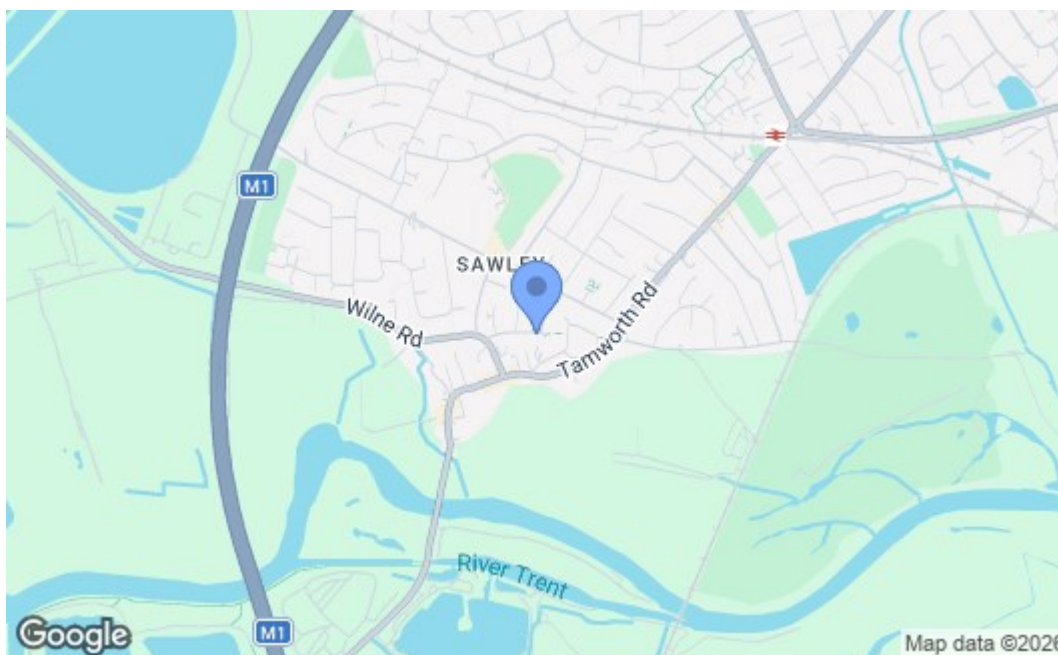




**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR      1ST FLOOR

These plans 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.



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			
			83
		62	
<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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