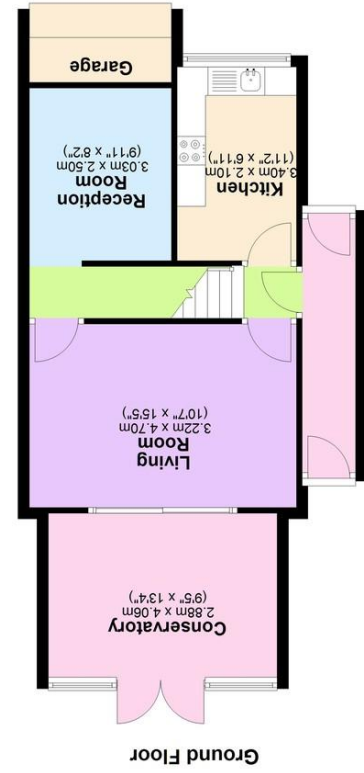
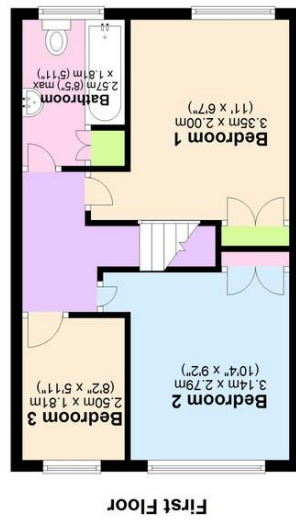


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	
		87 B	



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

169 Draycott Road, Sawley, NOTTINGHAM NG10 3BX

Asking Price Of £230,000



Three bedroom semi-detached house located in Sawley, NOTTINGHAM

For sale with no upwards chain and vacant possession, a three bedroom, three reception room, semi detached house situated in the popular residential area of Sawley.



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#### Property Description

For sale with NO upwards chain and vacant possession, a three bedroom semi detached house with off street parking, three reception rooms, and enclosed rear garden situated in the desirable residential area of Sawley.

The property is in overall good condition but would further benefit works throughout to improve. It is generously sized and features a large conservatory and well proportioned rooms.

There are shopping facilities in Sawley including a Co-op convenience store on Draycott Road with further shops on Tamworth Road and all those provided by Long Eaton are only a short drive away where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets. There are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including Trent Lock Golf Club, walks in the nearby open countryside, several local pubs and restaurants and the excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.



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**KITCHEN:** 11' 1" x 6' 10" (3.40m x 2.10m) Double glazed uPVC window to the front of the property, under and over worktop storage cupboards, dishwasher, gas hob, electric oven and extractor fan, space for fridge/freezer, tiled splashbacks, sink with drainer and tap, tiled flooring.

**LIVING ROOM:** 10' 6" x 15' 5" (3.22m x 4.70m) Double glazed uPVC sliding doors to conservatory, carpet, radiator, fireplace with electric fire.

**CONSERVATORY:** 13' 3" x 9' 5" (4.06m x 2.88m) Double glazed uPVC French doors and windows to rear garden, laminate flooring, radiator.

**RECEPTION ROOM/PLAYROOM:** 9' 11" x 7' 10" (3.03m x 2.41m) Previously the rear of the garage, laminate flooring and electrics.

**BEDROOM ONE:** 10' 11" x 9' 1" (3.35m x 2.79m) Double glazed uPVC window to the front, carpet, radiator and over stairs storage.

**BEDROOM TWO:** 9' 1" x 11' 10" (2.79m x 3.63m) Double glazed uPVC window to the rear, carpet, radiator and over the stairs storage.

**BEDROOM THREE:** 8' 9" x 6' 0" (2.69m x 1.85m) Double glazed uPVC window to the rear, carpet and radiator.

**BATHROOM:** 5' 11" x 8' 1" (1.81m x 2.48m) Double glazed uPVC window to the front, bath with shower over, wash hand basin, WC, tiled walls.

**OUTSIDE:** To the front of the property is a driveway and lawned lawn area, leading to access to the front half of the garage and access to the main door. The lean to gives access to the main house and into the rear garden. The rear garden has a small patio area and lawn and is seen to be low maintenance.

**TENURE:** Freehold

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

